Karen Johnson Davidson County
Batch# 770364 DEEDWARR
12/08/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20211208-0162944

CARSON TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $990,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2021. Notary Public My commission expires: 03/15/2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CS Holdings 2, LLC	**New Owner**	**131-14-0-039.00**
4235 Hillsboro Pike, Ste 300		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeanine Jolly Denney, a married woman, and Charles M. Jolly, Jr., a married man, the legal heirs of Jean Hagey Jolly, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CS Holdings 2, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section One, Tynewood Estates of record in Book 2900, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Melvyn Jolly and wife, Jean Hagey Jolly, by Deed, from I. R. Schulman and Ervin M. Entrekin, dated March 17, 1961, of record in Book 3185, Page 534, Register's Office for Davidson County, Tennessee. Pursuant to a Quitclaim Deed dated September 20, 1976, Charles Melvyn Jolly and Jean Hagey Jolly conveyed said property to Vaden Lackey, Jr., Trustee, and Vaden Lackey, Jr., Trustee, reconveyed said proeprty to Jean Hagey Jolly for the express purpose of creating a sole and separate estate in Jean Hagey Jolly, of record in Book 5073, Page 798, Register's Office for Davidson County, Tennessee. Charles Melvyn Jolly and wife, Jean Hagey Jolly later divorced in December, 1977. Jean Hagey Jolly died on April 2, 2021. Pursuant to her Last Will and Testament, dated October 10, 1996, she devised her property to her children Jeanine Jolly Denney and Charles M. Jolly (Jr.). A probate estate for Jean Hagey Jolly was opened in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P844.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 2900, Page 88, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3069, Page 572, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements and restrictive covenants of record, including all items set out on any applicable plat of record.
This property has never been the marital residence of either Grantor.

This is improved property known as 4640 Chalmers Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of December, 2021.

Jeanine Jolly Denney

Charles M. Jolly, Jr.

Estate of Jean Hagey Jolly

Jeanine Jolly Denney, Executrix

Jeanine Jolly Denney, Executrix of the Estate of Jean Hagey Jolly, joins in the execution of this instrument for the sole purpose of conveying all of the Estate's interest in the property, if any.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Charles M. Jolly, Jr.,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jeanine Jolly Denney,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jeanine Jolly Denney, Executrix of the Estate of Jean Hagey Jolly,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 21-534
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 6, 2021.

Signature
Date: December 6, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 6th day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD