WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2021 Notary Public
File No. EY-21-1675	MY COMMISSION EXPIRES: 6-17-2024 (AFFIX SEAL)

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CDH Properties, LLC	**New Owner**	
(NAME)	(NAME)	
329 Fieldcrest Drive	**4862 Lynn Drive**	146-08-0-192-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Edmund J. Luther, a married man and Sidney Earl Luther, an unmarried person, by and through his court-appointed Conservator, Edmund J. Luther** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CDH Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 487 on the Map of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, Register's Office for said County, to which plan reference is here made for a more complete accurate description.

Being the same property conveyed to Elmer E. Luther and wife, Opal Jackson Luther by Warranty Deed from Crieve Hall Estates, Inc., a Tennessee Corporation of record in Book 2396, Page 595, Register's Office for Davidson County, Tennessee, dated April 20,1955 and recorded on April 20, 1955. The said Elmer E. Luther having since died March 3, 2003, leaving Opal Jackson Luther as surviving tenant by the entirety. The said Opal Jackson Luther having since died on January 31, 2004, threby vesting title into her heirs at law: Edmund J. Luther and Sidney Earl Luther.

Being the same property conveyed to Edmund J. Luther and Sidney Earl Luther, by and through his conservator Edmund J. Luther by Administrator's Quitclaim Deed from Edmund J. Luther, Administrator of the Estate of Opal Jackson Luther of record in Instrument No. 20051010-0121937 Register's Office for Davidson County, Tennessee, dated October 06, 2005 and recorded on October 10, 2005. The subject property was not a marital residence of Edmund J. Luther and Sidney Earl Luther and as such is not subject to any marital or homestead interest

This is property more commonly known as 329 Fieldcrest Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 777192 **DEEDWARR**
12/21/2021 09:54:12 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20211221-0168286

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 20th day of December, 2021.

Edmund J. Luther

Sidney ~~Sydney~~ Earl Luther by Edmund J. Luther,
Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2021, before me personally appeared Edmund J Luther, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2021, before me personally appeared Edmund J Luther, Conservator of ~~Sydney~~ Sidney Earl Luther, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON