Karen Johnson Davidson County
Batch# 779229 DEEDWARR
12/23/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,760.28
20211223-0169747

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,750.00.

DaNita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 21-14778

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chad Brown and Kayla Brown (NAME)	Cha Investments, LLC (NAME)	091-01-4B-001.00-CO
6204A New York Ave. (STREET ADDRESS)	6201 Centennial Boulevard (STREET ADDRESS)	
Nashville TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cha Investments, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Brown and Kayla Brown, husband and wife**, 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of The Homes at 6204 New York Avenue, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions, and Restrictions establishing The Homes at 6204 New York Avenue, a Townhouse Development, of record in Instrument Number 20170901-0089983, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the Common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to Cha Investments, LLC, A Tennessee Limited Liability Company by Warranty Deed dated March 15, 2019 from Matthew Bennett and Elizabeth Bennett, Husband and Wife, recorded March 19, 2019 in Instrument Number 20190319-0024739, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6204A New York Avenue, Nashville, TN 37204.

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. Whenever 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 17th day of December, 2021.

Cha Investments, LLC, a Tennessee Limited Liability Company

By: _____
Jeffrey D. Pitta, Authorized Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Preston D. Matthews of the state and county mentioned, personally appeared Jeffrey D. Pitta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Cha Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey D. Pitta as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Gallatin, this 17th day of December, 2021.

_____
Notary Signature

Printed Name: Preston D Matthews

My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-17-21 (date of document)

Affiant Signature

12-17-21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY