Karen Johnson Davidson County
Batch# 796530 DEEDWARR
01/28/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,199.65
20220128-0010268

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $594,500.00

Affiant

Subscribed and sworn to before me, this 7th day of January 2022.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Wachs 435 Brewer Dr Nashville, TN 37211	**New Owner**	161-08-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Wachs and Briana Sheppel,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee, being further described as follows, to-wit:
>
> Said Lot No. 8 fronts 133 feet on the southerly side of Brewer Drive and extends back 186 feet on the westerly line and 315.6 feet on the easterly line, to a broken line on which it measures 227.9 feet.
>
> Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company, by Warranty Deed from Buford Benson, Jr. dated February 1, 2021 of record as Instrument No. 20210203-0015551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **435 Brewer Dr, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 7th day of January, 2022.

CDH Properties, LLC
A Tennessee limited liability company

By: _____
Dallon Hudson
Its: Authorized Representative

Mainsale, LLC
A Tennessee limited liability company

By: _____
Dan Tito
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dallon Hudson, Authorized Representative for CDH Properties, LLC,** the within named bargainor, **a Tennessee limited liability company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of January 2022.

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dan Tito, Authorized Representative for Mainsale, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of January 2022.

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2021127281

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 7, 22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

January 7, 2022

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Jan, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022