Karen Johnson Davidson County
Batch# 810983 DEEDWARR
02/24/2022 11:06:38 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20220224-0021090

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hillary Smith, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4293-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| C&H Properties, LLC | NEW OWNER | 05800016400 |
| (NAME) | (NAME) | |
| P. O. Box 90680 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thousand And No/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CODY WALKER AND KRISTIN WALKER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C&H PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the Lands of J.W. Drake, deceased, as of record in Minute Book "J" Pages 396 and 397, County Court for said County, described according to a survey made by Gaylon W. Northcutt, Surveyor, October 30, 2017, as follows:

Property is a 1.84-acre tract in the First Council District of Davidson County shown as Parcel 164.00 on County Property Map 58 and more particularly described according to a property survey performed by Gaylon W. Northcutt. TNPLS#1529, dated 10/30/17, as follows:

Beginning at an iron rod found on the east margin of Drakes Branch Road (50' R.O.W.) 1,350 feet +/- south of the intersection of Drakes Branch Road and Kings Lane, said rod representing the southwest corner of Lot 92 as shown on the Plan of Creekwood North as of record in Plat Book 4675, Page 16, of the Register's Office of Davidson County, Tennessee and the northwest corner of the herein described property;

Thence, following the south boundary of Lots 92, 93, 94, 95 & 96 of said Creekwood North, South 79 degrees 12 minutes 21 seconds East, a distance of 403.14 feet to an iron rod set, said rod representing the northwest corner of property conveyed to Dean Ray Cunningham as of record in Deed Book 10539, Page 740, of the Register's Office of Davidson County, Tennessee and the northeast corner of the herein described property;

Thence, following the west boundary of said Cunningham property, South 08 degrees 37 minutes 28 seconds West, a distance of 201.25 feet to an iron rod set on the north boundary of Lot 38 as shown on Fairview Subdivision as of record in Plat Book 1130, Page 54, of the Register's Office of Davidson County, Tennessee, said rod representing the southwest corner of said Cunningham property and the southeast corner of the herein described property;

Thence, following the north boundary of Lots 38, 39, 40, 41, 42 & 43 of said Fairview Subdivision, North 79 degrees 12 minutes 50 seconds West, a distance of 399.11 to an iron rod set on said west margin of Drakes Branch Road;

Thence, following said west margin and a curve to the left having a radius of 1,519.68 feet, an arc length of 201.65 feet, a central angle of 07 degrees 36 minutes 09 seconds, and a chord bearing of North 07 degrees 19 minutes 18 seconds West, and a chord length of 201.50 feet to the Point of Beginning.

Containing 80,169 square feet or 1.84 acres more or less.

Being the same property conveyed to Cody Walker and Kristin Walker, husband and wife by Warranty deed from Hussaen Ismail unmarried of record in Instrument No. 20200728-0082528 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020.

unimproved ☒
This is improved ☐ property, known as Map/Parcel 05800016400, Drakes Branch Road, Nashville, TN 37218

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 our hands this 18 day of February, 2022.

Cody Walker

Kristin Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Banks Brown and Maria Brown, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 18 day of February, 2022.

Notary Public

My Commission Expires:

