WARRANTY DEED

Karen Johnson Davidson County
Batch# 816275 DEEDWARR
03/07/2022 09:04:19 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220307-0025382

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 4th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C&H Properties LLC	C&H Properties LLC	080-04-0-64.00 &
(NAME)	(NAME)	
PO Box 90680	PO Box 90680	080-04-0-65.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Clarence Summey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&H Properties 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:

First Tract:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being parts of Lots 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, both inclusive, Block 2 in G.T. Sheegog's Subdivision described as follows:

Beginning at the spike set in the intersection of the center line of County Hospital Road, formerly Asylum Road, and Hydes Ferry Pike; thence with the center of said County Hospital Road, North 36 degrees 30 feet East 79.4 feet to a spike in the center of said road; thence leaving said road, southeasterly 125.5 feet to a steel post a corner of the property conveyed to James M. Foster and wife, by deed in Book 2303, page 297, thence along Foster's northwesterly line, southwesterly 128.4 feet to a spike in the center of Hydes Ferry Road; thence with the center of the same, North 31 degrees 45 feet west 136.5 feet to the point of beginning.

Second Tract:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being part of Lots 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, inclusive of Block 2 in G.T. Sheegog's Subdivision described as follows:

Beginning at the point in the center line of Old Hydes Ferry Pike, which is 124.5 feet southeast from the center line of Asylum Road, being the southwest corner of the property of Dave H. Jones and wife, thence with their line, northeasterly 128 feet, more or less, to a point; thence southeasterly 50 feet to a point; thence south 36.5 degrees west and 152 feet 2 inches, more or less, to the centerline of Old Hydes Ferry Pike; thence with the centerline of

the same, north 31.75 degrees west 65 feet, more or less to the point of beginning.

Being the same property conveyed to Clarence Summey, by Warranty Deed dated October 12, 2016, from Araminta Williams, of record in Instrument No. 20161014-0109002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, and by acceptance of this conveyance, is expressly assumed by Grantees.

unimproved ☑

This is improved ☐ property, known as 1700 County Hospital Road, Nashville, TN 37218
3212 Hydes Ferry Road, Nashville, TN 37218

(House Number) (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 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 hand this 4th day of March, 2022.

Clarence Summey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 4th day of March, 2022.

Notary Public
My Commission Expires: _____

File No.: 35875

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023