Karen Johnson Davidson County
Batch# 862965 DEEDWARR
05/26/2022 10:10:22 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220526-0061176

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2022

Notary Public
My commission expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Emma Welch	New owner	043-09-0-070.00
225 Lovell St		
Madison, TN 37115		

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** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emma May Welch, a single woman, Candace Holtcamp Welch and Michael David Welch, married, as joint tenants with right of survivorship** 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. 18, Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to CDH Properties, LLC by Warranty Deed from Robert Earle dated November 16, 2021 of record as Instrument No. 20211122-0154569, 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.

This property is improved property known as 225 Lovell St, Madison, TN 37115

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 25th day of May, 2022.

CDH Properties, LLC

By: _____
Triston Jacobs
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Triston Jacobs, Authorized Representative of **CDH Properties, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed on behalf of the limited liability company the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of May, 2022.

_____
Notary Public

My Commission expires: 6-17-2024

FILE NO: 2022057418

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY