This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16929-RR

Karen Johnson Davidson County
Batch# 866823 DEEDWARR
06/03/2022 08:03:05 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220603-0063978

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2022.

Notary Public
My Commission Expires: 1/8/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HoChen Properties LLC 460A Craighead Street Berry Hill, TN 37204	New Owner	105-04-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C. B. Howse, Jr., an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HoChen Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and in the City of Nashville, being Lot No. 8 in the Old Fairground Subdivision of the City of Nashville as shown on the Plan of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 Fronts 50 Feet on the North side of North Hill Street and runs back between parallel lines 161.4 Feet to an alley being known as City Number 36 North Hill street.

Being the same property conveyed to C. B. Howse by Installment Deed from Cline G. Rainey and wife, Edna Rainey, of record in Book 2649, Page 402, Register's Office for Davidson County, Tennessee, dated June 06, 1957 and recorded on June 07, 1957.

Being the same property conveyed to C. B. Howse, Jr., and wife, Mary Frances Howse, by Warranty Deed from C. B. Howse of record in Book 4891, Page 128, Register's Office for Davidson County, Tennessee, dated February 18, 1975 and recorded on February 21, 1975.

Being the same property conveyed to Sandra Jones, Trustee by Quitclaim Deed from C. B. Howse, Jr., and wife, Mary Frances Howse of record in Book 7289, Page 209, Register's Office for Davidson County, Tennessee, dated July 07, 1987 and recorded on July 07, 1989 and within the same deed the said Sandra Jones, Trustee conveyed his interest in the subject property to C. B. Howse, Jr., an unmarried person.

This is improved property located at: **36 North Hill Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2022.

GRANTOR:

C. B. Howse, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. B. Howse, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2022.

Notary Public
My Commission expires: _____

