Karen Johnson Davidson County
Batch# 875993 DEEDWARR
06/22/2022 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20220622-0071454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/11/2025

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY
COUNTY OF WILLIAMSON

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

File No.: P22-4809-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ted Tolen and Ann Tolen.	Ted Tolen and Ann Tolen	044-05-0-249.00 and 044-05-0-250.00
(NAME)	(NAME)	
310 and 312 Bridgeway Avenue	**315** Bridgeway Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TED TOLEN AND ANN TOLEN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 52 on a Map of a part of Rayon City, Old Hickory, Tennessee, of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey

done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of North 54 deg 06 min 31 sec East, 49.40 feet to a corner common with Lots 52 and 53 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 53, North 13 deg 46 min 06 sec West, 150.39 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 26.63 feet to a corner common with Lot 51 Map of a part of Rayon City; Thence with the westerly line of Lot 51, South 23 deg 14 min 45 sec East, 143.32 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 56 deg 05 min 42 sec West, 51.89 feet to the point of beginning; containing 5,536 square feet or 0.127 acres more or less.

Being the same property conveyed to HC Holdings, LLC, a Tennessee limited liability company by Warranty Deed from C&H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210507-0061576 Register's Office for Davidson County, Tennessee, dated May 6, 2021 and recorded on May 7, 2021. Further being the same property conveyed to C&H Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from HC Holdings, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20220609-0065878, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 53 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Beginning at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with the easterly right-of-way line of Ensley Avenue for the following calls: North 4 degree 35 minuets 44 seconds West, 140.23 feet, with a curve to the right having a radius of 443.90 feet, a curve length of 24.36 feet and a chord bearing and distance of North 3 degree 01 minuets 25 seconds West, 24.35 feet to an iron rod set at a corner common with Lot 58 on said Map of a part of Rayon City; Thence leaving the easterly right-of-way line of Ensley Avenue with the southerly line of aforesaid Lot 58, North 56 degree 51 minuets 03 seconds East, 20.00 feet to a corner common with Lot 52 on Map of a part of Rayon City; Thence with the westerly line of Lot 52, South 13 degree 46 minuets 06 seconds East, 150.39 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with the northerly right-of-way line of Bridgeway Avenue, along a curve to the right having a radius of 1460.91 feet, a curve length of 49.40 feet and a chord bearing and distance of South 54 degree 06 minuets 31 seconds West, 49.40 feet to the point of beginning; containing 4,926 square feet or 0.113 acres more or less.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Travis Dillard of record in Instrument No. 20200402-0035574 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from C&H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200917-0106559 Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 17, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 310 Bridgeway Avenue, Old Hickory, TN 37138
312 Bridgeway Avenue, Old Hickory, TN 37138
(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 successors 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 Grantor's hand this 10th day of June, 2022.

C & H Properties, LLC

BY: _____
Alex H. Craw, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **C&H Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this the 10th day of June, 2022.

_____
Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Haylyn Mills, 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 June, 10, 2022.

Custodian's Signature — 6/10/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON