Karen Johnson Davidson County
Batch# 896390 DEEDWARR
08/01/2022 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20220801-0086847

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37263-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CMH Tenn Holdings, LLC 785 Jaywood Drive Old Hickory, TN 37138	CMH Tenn Holdings, LLC 1745 Peachtree Street, Ste. T Atlanta, GA 30309	Map and Parcel No.: 063160A05400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Huffstickler, unmarried and JoAnn Marie Huffstickler, unmarried, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CMH Tenn Holdings, LLC, a Georgia limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 785 Jaywood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 29th day of July, 2022.

Philip Huffstickler

JoAnn Marie Huffstickler by Philip Huffstickler, attty-in-fact

JoAnn Marie Huffstickler by Philip Huffstickler,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip Huffstickler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Huffstickler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for JoAnn Marie Huffstickler, and he is authorized by JoAnn Marie Huffstickler to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of July, 2022.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Chitwood Downs now known as Hampton Park Subdivision, a Planned Unit Development of record in Plat Book 6900, Page 550 thru 552 and as corrected by Certificate of Correction of record in Book 7462, Page 445; Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelley Huffstickler and Philip Huffstickler, Wife and Husband, by Warranty Deed from Patricia Baskin f/k/a Patricia A. Fry, married, of record in Instrument No. 20150918-0095078, in the Register's Office of Davidson County, Tennessee, dated September 11, 2015 and recorded on September 18, 2015. Also see Divorce of record in Case No. 20D200, in the Fourth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Philip Huffstickler, unmarried and JoAnn Marie Huffstickler, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Shelley Huffstickler and Philip Huffstickler, wife and husband, of record in Instrument No. 20210511-0063459, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on May 11, 2021.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 063160A05400CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chitwood Downs, A Planned Unit Development, as recorded in Plat Book 6900, Page(s) 550 thru 552 as corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Survey, Final P.U.D. Chitwood Downs, as recorded in Plat Book 6900, Page 405.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393.
6. Easement recorded in Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235 and Book 8951, Page 797.
7. Easement for Public Utilities, recorded in Book 8657, Page 179 and Book 8671, Page 61.
8. Easement for Ingress and Egress, recorded in Book 8739, Page 991.
9. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11030, Page 737; Book 11030, Page 740; Book 11030, Page 743 and Book 11030, Page 785.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/29/22

GEORGE E. MUDTER, JR.
Dated 7/29/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

