1

WARRANTY DEED

Karen Johnson Davidson County
Batch# 904997 DEEDWARR
08/18/2022 10:42:32 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20220818-0093625

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF South Dakota
COUNTY OF Clay

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: October 30, 2024
(AFFIX SEAL)

DEBORAH J. CHRISTENSEN
Seal
Notary Public
South Dakota

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-071268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
C&H Properties, LLC	New Owner	
(NAME)	(NAME)	
812 Roy Street		070-07-0-083.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-THREE THOUSAND AND NO/100 DOLLARS ($223,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OLD BLUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C&H PROPERTIES, LLC, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th Civil District County, Tennessee, being part of Lot No. 41 in the Free Silver Plan of record in Book 332, Page 46, Register's Office for said county.

Said part of Lot 41, beginning on the Westerly margin of Roy Street at the Southeast corner of A.H. Burgett et ux property, as of record in Book 3433, Page 213, Register's Office for Davidson County, Tennessee; thence with his line South 78 deg. 15' West 250.5 feet to an iron pin, being his Southeast corner; thence South 7 deg. 45' East 57 feet to a point; thence in an Easterly direction 250 feet more or less to the Westerly margin of Roy Street; thence with the same in a Northerly direction 68 feet to the point of beginning.

Being the same property conveyed to Old Blue, LLC, A Tennessee Limited Liability Company by Warranty Deed from Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company, dated 08/21/2019 and recorded 08/27/2019, of record in Instrument 20190827-0085976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 812 Roy Street, Nashville, TN 37207
(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 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/our hand(s) this the 12th day of August, 2022

Old Blue, LLC, a Tennessee limited liability company

BY: _____
Stephanie R. Taylor, Sole Member

STATE OF South Dakota

COUNTY OF Clay

On this the 12th day of August, 2022, before me personally appeared Stephanie R. Taylor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of Old Blue, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of August, 2022.

_____
Notary Public

My Commission Expires: October 30, 2024

(SEAL)

DEBORAH J. CHRISTENSEN
Seal
Notary Public
South Dakota