Karen Johnson Davidson County
Batch# 924159 DEEDWARR
10/03/2022 09:27:09 AM 2 pgs
Fees: $13.00 Taxes: $865.80
20221003-0108565

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842305**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $234,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2022. Notary Public My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: CDH Properties, LLC 3818 Kingswood Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 15 0 375.00

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, **Virginia C. Strong, Trustee of the Strong Family Trust Dated June 10, 2008,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CDH Properties, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 271 on the plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described as follows to wit.

Beginning at a point in the East margin of a 50 foot unnamed street 150 feet South of Newman Avenue; thence with the Easterly margin of said unnamed street South 80 feet to a point 21 feet North of the common corner of Lots Nos. 270 and 271, thence Eastwardly parallel to the line between Lots Nos. 270 and 271, 207.4 feet to the West line of lot No. 264; thence Northwardly with the West line of said lot 10.4 feet to a point 150 feet South of Newman Avenue; thence Westwardly and parallel to Newman Avenue 218.7 feet to the point of beginning. Thence beginning at the Northwest corner of the above described property, Southeastwardly with the Northerly line, 70 feet to the Westerly line of property conveyed to John S. Duval, Sr. and wife by deed from William Wilson Tune and wife, dated May, 1948, as of record in Book _____, Page _____, said Register's Office; thence with Duval's Westerly line Northwardly 10 feet; thence Westwardly to the beginning.

Being the same property conveyed to Billy G. Strong and Virginia C. Strong, Trustees of the Strong Trust (a Revocable Living Trust, dated June 10, 2008), by Quitclaim Deed from Billy G. Strong and wife, Virginia C. Strong, of record in Instrument No. 20080625-0065304, in the Register's Office for Davidson County, Tennessee, dated June 10, 2008, and recorded on June 25, 2008.

Billy G. Strong died intestate on February 6, 2015. Pursuant to Article 1, Paragraph B of the Strong Trust (a Revocable Living Trust, dated June 10, 2008), Virginia C. Strong is the surviving Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 an subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inglewood Place, as recorded in Plat Book 332, Page(s) 101.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4070, Page 781.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3818 Kingswood Avenue Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of September, 2022.

The Strong Trust Dated June 10, 2008

Virginia C. Strong, Trustee

By: Virginia C. Strong, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia C. Strong, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Strong Trust dated June 10, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2022.

Edward Faria

Notary Public
My Commission Expires: 3-3-2025

