Karen Johnson Davidson County
Batch# 953371 DEEDWARR
12/20/2022 10:00:58 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00
20221220-0131269

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre
this transfer is $860,000.00

Affiant

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 19 day of December 2022.

Notary Public
My commission expires: 6-17-2024

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Caroline C. Barr | Pinnacle Bank | 146-08-0-192.00 |
| 329 Fieldcrest Drive | 150 3rd Ave S, Suite 1000 | |
| Nashville, TN 37211 | Nashville, TN 37201 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CDH Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Caroline C. Barr and David Mason Barr,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 487 on the Map of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability Company, by Warranty Deed from Edmund J. Luther, a married man, and Sidney Earl Luther, an unmarried person, by and through his court-appointed Conservator, Edmund J. Luther, dated December 20, 2021 of record in Instrument No. 20211221-0168286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 329 Fieldcrest Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 19th day of December, 2022.

CDH Properties, LLC
A Tennessee limited liability company

By: Brian Hurst
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Authorized Representative for CDH Properties, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 19th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2022117604