Karen Johnson Davidson County
Batch# 956163 DEEDWARR
12/29/2022 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20221229-0133664

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 greater, for this transfer is $495,000.00

Jeremy Carney
Affiant

Subscribed and sworn to before me, this 28th day of Dec. 2022.

Notary Public
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Elroy Mihailov 4034 Boyd Dr Nashville, TN 37218	Legacy Home Loans 1030 Stearman Dr Ste 6 White House, TN 37188	059-09-0-102.00

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, and Knox Valley Partners, LLC, a Tennessee limited liability company, and Parker Place Partners, LLC a Tennessee limited liability company, and Jerry Larson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elroy Mihailov, unmarried man,** 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. 153 on the Plan of Haynes Estates, Section 3, of record in Book 4175, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 153 fronts 82.7 feet on the easterly side of Boyd Drive and runs back between lines, 136.06 feet on the northerly side and 138.86 feet on the southerly side, to a line at the rear on which it measure 70.35 feet thereon.

Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability company, and Knox Valley Partners, LLC, a Tennessee limited liability company, and Parker Place Partners, LLC a Tennessee limited liability company, and Jerry Larson, by Warranty Deed from Clark G. Jones, Jr. and Donna Jones Collier and Wakius Be. Hereford and Cionna L. Hereford dated October 5, 2021 of record as Instrument No. 20211007-0134937, Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Brian Hurst as Attorney-in-Fact for Jerry Larson, which Power of Attorney is recorded in Instrument No. 202212290133663 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 4034 Boyd Dr, Nashville, TN 37218

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 28th 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 28th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Knox Valley Partners, 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 Knox Valley Partners, 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 28th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Parker Place Partners, 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 Parker Place Partners, 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 28th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Jerry Larson by Brian Hurst his attorney-in-fact
Jerry Larson by Brian Hurst
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jerry Larson**, and who acknowledged that he executed the same as the free act and deed of **Jerry Larson**.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

FILE NO: 2022107581

True Copy Certification

I, **Diane March,** 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 this the 28th day of December, 2022.

Affiant Signature
Date 12/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON