Karen Johnson Davidson County
Batch# 960403 DEEDWARR
01/12/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230112-0002620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-7-24
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5500-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Madeline Bentley and Ryan Bentley	Legacy Homeloans	070091B00200CO
(NAME)	(NAME)	
3304 B Curtis Street	1036 Stearman Dr Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($349,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MADELINE BENTLEY AND RYAN BENTLEY, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 3304 Curtis Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3304 Curtis Street, of record in Instrument No. 20220420-0045753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to HC Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Robert J. Bryant and Jill Dickerson Bryant, husband and wife of record in Instrument No. 20220307-0025376 Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 7, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3304 B Curtis Street, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

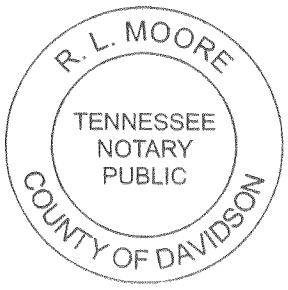
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 Grantor's hand this 11th day of January, 2023.

HC Holdings, LLC

BY: _____
Alex H. Craw, Member

BY: _____
Keith A. Hendrick, Member



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw and Keith A. Hendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **C&H Properties, LLC**, the within named bargainor, a limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 11th day of January, 2023.

_____
Notary Public

My Commission Expires: Jan 8, 2024

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 11th day of January, 2023.

Affiant Signature
Date 01/11/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

