Karen Johnson Davidson County
Batch# 964576 DEEDWARR
01/26/2023 09:57:50 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230126-0005920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

File No.: P23-5502-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
ALH, LLC	NEW OWNER	06916021600, 06916021700, 069160D00100CO AND 069160D00200CO
(NAME)	(NAME)	
3946 Lakebrook Drive	3946 Lakebrook Drive	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37130	Murfreesboro TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Final Plat, Resubdivision of Lot No. 39 on the Final Plat, Resubdivision of Lot No. 39 on the Map of Ashton Subdivision of L. M. Lewis Farm at Bordeaux, Tennessee, of record as Instrument No. 20230106-0001191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company, by deed from David B. Duke, unmaried, of record as Instrument No. 20211116-0152328, Register's Office for Davidson County, Tennessee.

See also a certified copy of the Decree for Redemption, entered on September 14, 2004 in the Chancery Court for Davidson County, Tennessee in Tax Civil Action Number 03729-II, recorded in Instrument No. 20230125-0005716, Register's Office for Davidson, County, Tennessee. Said Decree of Redemption is referenced in detail in the Warranty Deed of record at Instrument No. 20211116-0152328, Register's Office for Tennessee.

See also a certified copy of the Final Order, entered on September 20, 2019 in Davidson County, Tennessee Chancery Court Docket No. 17-271-I, recorded in Instrument No. 20230123-0005141, Register's Office for Davidson, County, Tennessee. Said Final Order is referenced in detail in the Warranty Deed of record at Instrument No. 20211116-0152328, Register's Office for Tennessee.

Formerly known as Map/Parcel 06916013600.

Tract 2:
Land in Davidson County, Tennessee, being Units A and B on the Plan of 1818 Ashton Avenue of record in Declaration of Covenants, Conditions and Restrictions for 1818 Ashton Avenue, at Instrument No. 20220606-0064671, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C&H Properties LLC by Warranty deed from Latisha R. Smith, as Administrator of the Estate of Ronald Smith and as Heir at Law of Ronald Smith, Desmond Steele, as Heir at Law of Ronald Smith and Theresa Bowden, Janice Smith, Belinda Bowden, Richard Bowden, Sr. and Sandra Renee Bowden, as the Heirs at Law of Vinnie B. Bowden of record in Instrument No. 20210617-0081820 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 17, 2021.

Formerly known as Map/Parcel 06916013700.

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 1814 Ashton Avenue (AKA 1816 and 0 Ashton Avenue), Nashville, TN 37218
1818 A and 1818 B Ashton Avenue, 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 successors 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 successors 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 25TH day of January, 2023.

C & H Properties, LLC, a Tennessee limited liability company

BY: _____
Alex H. Craw, Manager

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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **C&H Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this the 25 day of January, 2023.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public

My Commission Expires: _____