Karen Johnson Davidson County
Batch# 972434 DEEDWARR
02/21/2023 10:33:55 AM 2 pgs
Fees: $13.00 Taxes: $492.10
20230221-0012091

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION O
WHICHEVER IS GREATER, FOR TI
$133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2023

Notary Public

Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
C&H Properties LLC P.O. Box 90680 Nashville, TN 37209	NEW OWNERS	071-10-0-132.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frances F. Parker, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C&H Properties LLC, a Tennessee limited liability company

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 Lot No. 50 of Block B on the Map of J.B. Haynies Cumberland Heights, of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Aline Avenue and runs back between parallel lines 125 feet to an alley.

BEING the same property previously divested out of Wallace Hancock and vested in Mary Virginia (Daly) Hancock, by Final Decree dated 11/22/1983 and recorded 8/9/1984 in Book 6356, Page 265; and being the same property previously conveyed to Wallace Hancock and wife, Mary V. Hancock by Installment Deed from Myrtle (Parman) Ray and husband, W.F. Ray, dated 6/20/1963 and recorded 6/20/1963 in Book 3574, Page 436, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frances F. Parker by Quitclaim Deed from Mary V. Hancock, dated 8/8/1984 and recorded 8/16/1984 in Book 6360, Page 794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1229 John L. Copeland Boulevard Nashville, TN 37207.

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 so 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 heirs 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2023.

Frances F. Parker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances F. Parker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of February, 2023.

Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

