WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000530 DEEDWARR
05/08/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20230508-0034025

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

File #23-KA-0214-DB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Bethany Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bethany Hart	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**050-10-0-065.00**
214 Chesapeake Place	**1749 Mallory Lane, Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETHANY HART, UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25A, as shown on the Map entitled A Zone Lot Division, Lot 28, Chesapeake Homes, Section One, Lots 23-27, of record in Plat Book 6250, page 815, as amended in Plat Book 8558, page 601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Middle TN House Buyers, Inc. by Warranty Deed from Tritt Eastwood dated February 11, 2019 and recorded on February 13, 2019 of record in in Instrument No. 20190213-0013501, said Register's Office.

Being the same property conveyed to Central Coast Properties, LLC by Quitclaim Deed from Middle TN House Buyers Inc., of record in Instrument No. 20190219-0015117 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 19, 2019.

This conveyance is subject to:
*Taxes for the year 2023, a lien not yet due and payable.

*Subject to all matters shown on the Plan of record in Plat Book 6250, Page 815 as amended in Plat Book 8558, Page 601, Register's Office for Davidson County, Tennessee.

*Restrictions of record in Book 6285, Page 885 and Book 6349, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

*Charter of record in Book 6031, Page 486 and Instrument No. 20030430-0057659, in the Register's Office for

Davidson County, Tennessee.

*Right of Way Easement of record in Book 7704, Page 372, in the Register's Office for Davidson County, Tennessee.

*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

*Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **214 Chesapeake Place, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 5th day of May, 2023.

Central Coast Properties, LLC, a Tennessee Limited Liability Company

By: X _____
Matthew Hagerty, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Matthew Hagerty, , Sole Member of Central Coast Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be , Sole Member of Central Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Hagerty, , Sole Member of Central Coast Properties, LLC as such , Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as , Sole Member.

Witness my hand and seal, at office in Nashville, this 5th day of May, 2023.

C. Loy Carney
Notary Signature

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

Printed Name: _____

My commission expires: _____

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 5th day of May, 2023.

Affiant Signature
Date 05/05/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

