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 $525,000.00

Affiant

Subscribed and sworn to before me, this 12 day of May 2023.

Notary Public
My commission expires: 8-20-2023

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Normandeau 304 Valeria Street Nashville, TN 37210	New Owner	119-01-0-376.00

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,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin Normandeau, unmarried,** 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. 59, as shown on the map entitled Overhill City and W.H. Fox Suvdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd, of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reernce is hereby made for a more complete and accurate legal description.

Being the same propety conveyed to CDH Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Michael J. Copelin, Holly Copelin n/k/a Holly Hanks, Jackie Copelin, and Matthew Copelin, dated March 20, 2022 of record as Instrument No. 20220425-0047097, 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 304 Valeria Street, Nashville, TN 37210

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.

Karen Johnson Davidson County
Batch# 1002958 DEEDWARR
05/15/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230515-0035744

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 12th day of May, 2023.

CDH Properties, LLC
a Tennessee limited liability company

By: Charles Dallon Hudson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of May, 2023, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Charles Dallon Hudson, Sole Member 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 Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of May, 2023.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2023047695

True Copy Certification

I, John W. Bishop, 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 12 day of May, 2023.

Affiant Signature
Date 12/May/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026