WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012325 DEEDWARR
06/07/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20230607-0043321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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

File No.: P23-5978-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dylan J. Gerard and Jennifer B. Somerville	New Owner	04309034100
(NAME)	(NAME)	
313 Delaware Avenue	Property	
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twelve Thousand Five Hundred And No/100 Dollars ($312,500.00), 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 LIMTIED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DYLAN J. GERARD, AN UNMARRIED PERSON AND JENNIFER B. SOMERVILLE, AN UMARRIED PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

A tract of land in Davidson County, Tennessee, being known as a part of the Bixler Property described partly according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at a point in the Westerly margin of Delaware Avenue 99.5 feet North of the North margin of Burrwood Street; thence Westerly 200 feet to a point which is 109 feet North of the North margin of Burrwood Street; thence North 13 degrees 30 minutes East 109 feet to a point, being the Southwest corner of the property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, Page 412, Register's Office for said County; thence with Dixon's South line North 85 degrees 05 minutes East 200 feet to an iron pin in the West margin of Delaware Avenue; thence with the margin of the same Southerly 100 feet to the point of beginning.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Mildred L. Gallaher, unmarried, of record in Instrument Number 20220518-0057252, Register's Office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 18, 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 313 Delaware Avenue, Madison, TN 37115
(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 24 day of May, 2023.

C & H Properties, LLC

BY: _____
Keith A. Hendrick, Manager

BY: _____
Keith A. Hendrick, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Keith A. Hendrick**, 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 24 day of May, 2023.

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

My Commission Expires: _____

_____
Notary Public

Certificate of Authenticity

I, Emily Manno, 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 5/26/23.

Date

Affiant Signature

5/26/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of May, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026