WARRANTY DEED

Karen Johnson
Batch# 1031305
07/27/2023 09 58 18 AM
Fees $13 00 Taxes $277 50

Davidson County
DEEDWARR
2 pgs

20230727-0057909

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

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

File No . P23-6456-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
C&H Properties, LLC	NEW OWNER	071-03-0-113.00
(NAME)	(NAME)	
P O Box 90680		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Five Thousand And No/100 Dollars ($75,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LISA BROOKS BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **C&H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 1 on the First Resubdivision Lot 169 and East 90 feet of Lot 170 of J.B. Haynie's Oriental Plan of Lots of record in Book 8250, Page 559, 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 William Porter and wife, Shana Porter by Special Warranty Deed from Mid Ohio Securities, Custodian FBO Ronnie Pugh IRA of record in Instrument No. 20020815-0098744, Register's Office for Davidson County, Tennessee, dated August 12, 2002 and recorded on August 15, 2002.

Being the same property conveyed to Equity Trust Co., Custodian Edward W. Meek IRA 20170 by Final Decree Confirming Sale from Clerk and Master for Davidson County, Tennessee of record in Instrument No. 20051121-0140369, Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 21, 2005.

Being the same property conveyed to Lisa Brooks Brown by Final Decree Confirming Sale from Clerk and Master for Davidson County, Tennessee of record in Instrument No. 20070705-0079820, Register's Office for Davidson County, Tennessee, dated July 05, 2007 and recorded on July 05, 2007.

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 127 Kingston Street, Nashville, TN 37207-4545

(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 heirs 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 our hands this 25 day of July, 2023

Lisa Brooks Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Brooks Brown**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

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

My Commission Expires

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

Notary Public