Karen Johnson Davidson County
Batch# 1035708 DEEDWARR
08/08/2023 09 24 55 AM 2 pgs
Fees $13 00 Taxes $1,591 00
20230808-0061289

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 $430 000 00

Affiant

Subscribed and sworn to before me this 4 day of August 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills to	Tax Information
Morgan Baxter	CMG Mortgage Inc	071-08-0-320 00
1851 Joy Circle	3160 Crow Canyon Road, Ste 400	
Nashville, TN 37207	San Ramon CA 94583	

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 **Morgan Baxter, an unmarried woman,** 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, being Lot No 39 on the Plan of Joywood as of record in Book 974, page 45, Register's Office for Davidson County Tennessee

Said Lot No 39 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line

Being the same property conveyed to CDH Properties LLC, a Tennessee limited liability company, by Warranty Deed from James H Martin, heir at law of Tracy Thomas Martin, dated April 7, 2022 of record as Instrument No 20220411-10041611 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 1851 Joy Circle, 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 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

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 4th day of August, 2023

CDH Properties, LLC
a Tennessee limited liability company

By Dallon Hudson
Its Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dallon Hudson, 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 **Member**

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of August, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023077747