STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$420,000.00** (Four Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of September, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires 8-02-2024

Karen Johnson Davidson County
Batch# 1051384 **DEEDWARR**
09/19/2023 09:48:34 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00

20230919-0073359

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
C & H Properties, LLC PO Box 906080 Nashville, TN 37209	**SAME AS NEW OWNER**	069-16-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FAYE P. RIDDLE, A MARRIED WOMAN AND JAMES THOMAS MORROW, A MARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **C & H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 TO WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Ashton's Subdivision of the L.M. Lewis Farm at Bordeaux, as of record in Book 421, Page 19, Register's Office for said County.

Said Lot No. 21 fronts 107 feet on the Easterly side of the Old Hydes Perry Pike and runs back between parallel lines 200 feet to a deadline.

Being the same property conveyed to Paul Moore Morrow and wife, Martha Morrow by Installment Deed from C.B. Shockley and wife Mable Shockley of record in Book 1314, page 102, Register's Office for Davidson County, Tennessee, dated October 14, 1944 and recorded on January 31, 1945.

Being the same property conveyed to Faye P. Riddle and James Thomas Morrow by Quitclaim Deed from Paul Moore Morrow and Martha A. Morrow of record in Instrument No. 20110321-0021818, Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 21, 2011.

The said Faye P. Riddle and James Thomas Morrow hereby make oath that the above described property has never been the domicile of Faye P. Riddle and James Thomas Morrow.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3408 HYDES FERRY ROAD** **NASHVILLE, TN 37218**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2023076845

WITNESS, this 13 day of September 2023

Faye P Riddle
Faye P. Riddle

James Thomas Morrow
James Thomas Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Faye P. Riddle** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of September 2023.

PLEASE SEE ATTACHMENT
Notary Public

Commission Expires: 11/6/2025

STATE OF CALIFORNIA)
COUNTY OF _____)

On this _____ day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Thomas Morrow** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13 day of September 2023.

PLEASE SEE ATTACHMENT
Notary Public

Commission Expires: 11/6/2025

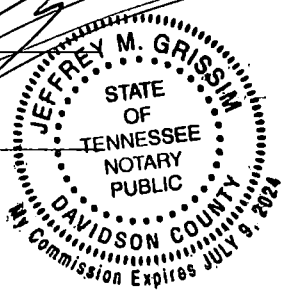
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Faye P. Riddle** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of September 2023.

Notary Public

Commission Expires: _____



CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO }

On SEPT.13, 2023 before me, MAY LUCERO-HAMEED, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JAMES T MORROW,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAY LUCERO HAMEED
Notary Public - California
San Francisco County
Commission # 2381982
My Comm. Expires Nov 6, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 09/13/2023 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

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