WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056057 DEEDWARR
10/02/2023 09 58 41 AM 2 pgs
Fees: $13 00 Taxes $203 50

20231002-0077004

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 $55,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 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.. P22-5418-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
C&H Properties, LLC	NEW OWNER	071-03-0-115.00
(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 Fifty-Five Thousand And No/100 Dollars ($55,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAYMOND UFFORD AND MARY A. UFFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, 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 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. 168 on the Plan of J.B. Haynie's Oriental Subdivision of record in Plat Book 161, Page 26 and 27, 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 Raymond Ufford and Mary A. Ufford, husband and wife, as joint tenants with rights of survivorship by Special Warranty deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA., as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Back Pass Through Certificates, Series 2003-RS10 of record in Instrument No. 20150616-0057415 Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 16, 205.

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 135 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 27 day of Sept, 2023.

Raymond Ufford by Mary A. Ufford
Attorney-in-fact
Raymond Ufford by Mary A Ufford, Attorney-in-fact

Mary A Ufford

STATE OF ALABAMA
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary A Ufford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Raymond Ufford, as his Attorney in Fact, as the free act and deed of the within named Raymond Ufford

Witness my hand and official seal this the 27 day of Sept, 2023

My Commission Expires: 6/8/24

Notary Public

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

STATE OF ALABAMA
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Ufford, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of Sept, 2023.

My Commission Expires: 6/8/24

Notary Public

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large