Karen Johnson
Batch # 1100028
02/12/2024 08:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240212-0009502

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
HC Holdings, LLC P.O. Box 90680 Nashville, TN 37209	NEW OWNER	052 13 0B 390.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **C&H Properties LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **HC Holdings, LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Condominium Plat of River Glen, Planned Unit Development, Phase 6, of record in Plat at Instrument No. 20050602-0062805, and a part of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, and Charter and By-Laws of the River Glen Property Owners' Association of record in Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by Declaration of Submission of record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alex Craw by Warranty Deed from Doochin Riverglen Properties, LLC, a Tennessee limited liability company, dated July 25, 2013 and recorded July 26, 2013 as Instrument No. 20130726-0077752, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Alex Craw, dated May 21, 2015 and recorded on May 22, 2015 as Instrument No. 20150522-0047321, said Register's Office.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is unimproved real property with a mailing address of: 3152 Penn Meade Way Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 8 day of February 2024.

C&H Properties LLC

By: _____
Alex Craw, Manager

By: _____
Keith Hendrick, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alex Craw and Keith Hendrick,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the managers of C&H Properties LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of February, 2024.

_____
Notary Public

My Commission Expires:_____

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 of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 8 day of February, 2024.

_____
Notary Public

My Commission Expires:_____

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