Karen Johnson Davidson County
Batch# 1113916 DEEDWARR
03/22/2024 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20240322-0019903

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 38097-03-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2024.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 5, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James A. Smith Carole Marisa Lee Combs 737 Omandale Drive Nashville, TN 37204	James A. Smith Carole Marisa Lee Combs 737 Omandale Drive Nashville, TN 37204	Map and Parcel No.: 11706007100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CDH Holdings, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James A. Smith and Carole Marisa Lee Combs, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2114 Hampton Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of March, 2024.

GRANTOR:

CDH HOLDINGS, LLC
a Tennessee limited liability company

By: _____
Kelly E. Cox, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, the bargainor, 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 for the purposes therein contained and who further acknowledged that she is the Authorized Agent of CDH Holdings, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2024.

Claire H. Jenkins
Notary Public
My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 165 feet of the northerly portion of Lot No. 18 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, may 1910 as follows:

Beginning on the northerly margin of Hampton Avenue at a point 435 feet east of the center line of 23rd Avenue South, said point being the southeast corner of the property conveyed to Katherine B. Vaughn by deed from Loiette Hampton Hume, et al of record in Book 1001, Page 277, of the Register's Office for Davidson County, Tennessee, thence with said Vaughn's easterly line, northwardly 340 feet, more or less to the southerly line of Lot No. 2; thence, with said line eastwardly 165 feet (erroneously referred to as 135 feet due to clerical errors in the prior instruments of record at 20180118-0005370 and 20180702-0063907) to the common corner of Lot Nos. 1, 2, 18 and 19; thence, with the line between Lot Nos. 18 and 19 southwardly 339 feet, more or less, to the northerly margin of Hampton Avenue; then with said Avenue westwardly 165 feet, more or less, to the beginning.

Being the same property conveyed to Cody Hodgson, an unmarried man, by deed dated January 16, 2018 from David B. Herbert and wife, Dana H. Herbert of record in Instrument No. 20180118-0005370, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20180125-0007945, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 29, 2018 of record in Instrument No. 20180702-0063907, Register's Office for Davidson County, Tennessee, Cody D. Hodgson conveyed subject property to CDH Holdings, LLC, a Tennessee limited liability company.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4083, Page 951, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/21/24 (date of document).

Affiant Signature

3/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

