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 $999,950.00

Affiant

Subscribed and sworn to before me, this 30 day of April 2024.

Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1129935 DEEDWARR
05/02/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,699.82
20240502-0032009

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsey Myers	Cardinal Financial Company	061-15-0-375.00
3818 Kingswood Avenue	Limited Partnership DBA Peoples Home Equity	
	PO Box 961292	
Nashville, TN 37216	Fort Worth, TX 76161-0292	

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 **Lindsey Myers, a single 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, Tennessee, being part of Lot No. 271 on the plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning at a point in the east margin of a 50 foot unnamed street 150 feet south of Newman Avenue; thence with the easterly margin of said unnamed street South 80 feet to a point 21 feet North of the common corner of Lots Nos. 270 and 271, thence eastwardly parallel to the line between Lots Nos. 270 and 271, 207.4 feet to the west line of Lot No. 264; thence northwardly with the west line of said lot 10.4 feet to a point 150 feet south of Newman Avenue; thence westwardly and parallel to Newman Avenue 218.7 feet to the point of beginning. Thence, beginning at the northwest corner of the above described property, southeastwardly with the northerly line, 70 feet on the westerly line of property conveyed to John S. Duval, Sr. and wife by deed form William Wilson Tune and wife, dated May 1948; thence with Duval's westerly line northwardly 10 feet; thence westwardly to the beginning.

Being the same property conveyed to CDH Properties, LLC by Warranty Deed from Virginia C. Strong, Trustee of The Strong Family Trust dated June 10, 2008 dated September 28, 2022 of record as Instrument No. 20221003-0108565, 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 3818 Kingswood Avenue, Nashville, TN 37216

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 30th day of April, 2024.

CDH Properties, LLC
A Tennessee limited liability company

By: Dallon Hudson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dallon Hudson, Sole 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 Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of April, 2024.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2024037906

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of April, 2024.

Affiant Signature
Date 4-30-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

