Karen Johnson Davidson County
Batch# 1130530 DEEDWARR
05/03/2024 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240503-0032435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
06/08/2027
(AFFIX SEAL)
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7085-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Prithvi Gummi	OPTIMUM FIRST MORTGAGE	071-10-0M-002.00-CO
(NAME)	(NAME)	
1229 B John L. Copeland Blvd.	7755 Center Ave Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Huntington Beach, CA 92647	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **C&H PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PRITHVI GUMMI, AN UNMARRIED MAN** , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B on the Plan of 1229 John L. Copeland Blvd., a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20231204-0093264, 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 a portion of the same property conveyed to Frances F. Parker by Quitclaim Deed from Mary V. Hancock of record in Book 6360, Page 794, in the Register's Office for Davidson County, Tennessee, dated August 08, 1984 and recorded on August 16, 1984.

Being a portion of the same property conveyed to C&H Properties LLC, a Tennessee limited liability company by Warranty Deed from Frances F. Parker, unmarried of record in Instrument Number 20230221-0012091, in the Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on February 21, 2023.

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 1229 B John L. Copeland Blvd., Nashville, TN 37207
(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 heirs 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 1st day of May, 2024.

C&H Properties LLC, a Tennessee limited liability company

BY: _____
Keith A. Hendrick, Manager

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Keith A. Hendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of C&H Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Manager.

Witness my hand and official seal this the 1st day of May, 2024.

_____
Notary Public

My Commission Expires: Nov 8, 2027

I, Kara Wall, 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 5/1/24 (date of document).

Affiant Signature

Date 5/2/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025