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 $760,000.00

Affiant

Subscribed and sworn to before me, this 9 day of May 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson
Batch # 1133348
05/10/2024 10:19:52 AM
Fees: $13.00 Taxes: $2,812.00

Davidson County
DEEDWARR
2 pgs

20240510-0034493

Address of New Owner:	Send Tax Bills to:	Tax Information
CDH Properties, LLC	New Owner	118-01-0-170.00
1107 Paris Avenue	4862 Lynn Drive	
Nashville, TN 37204	Nashville, TN 37211	

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, **Melanie Kay Smith, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CDH Properties, LLC, a Tennessee limited liability company,** 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 the Westerly 46 1/2 feet of Lot No. 75, on the Plan of Dr. L. G. Noe's 200 Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, being further described as follows:

Said port of Lot 75 fronts 46 1/2 feet on the southerly margin of Paris Avenue, formerly Pope Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Melanie Kay Smith, unmarried, by Warranty Deed from Caron Petersen and Robert J. Deal, both unmarried, dated May 31, 1990 of record in Book 8122, page 513, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Melanie Kay Smith by Quitclaim Deed from Joseph Edmond Stephenson dated March 30, 1992 of record in Book 8598, page 738, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Melanie Kay Smith, a sixty (60%) percent undivided interest, and Karen Leigh Proctor, a forty (40%) percent undivided interest, by Quitclaim Deed from Melanie Kay Smith, dated November 22, 2022 of record as Instrument No. 20021125-0145991, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Melanie Kay Smith by Quitclaim Deed from Karen Leigh Proctor, an unmarried person, and Melanie Kay Smith, an unmarried person, dated August 1, 2007, of record as Instrument No. 20070807-0093791, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Melanie Kay Smith and John M. Smith, as joint tenants with the right of survivorship, by Quitclaim Deed from Melanie Kay Smith, an unmarried person, dated August 28, 2007 of record as Instrument No. 20070830-0104282, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Melanie Kay Smith by Quitclaim Deed from John M. Smith dated December 6, 2021 of record as Instrument No. 20211214-0165061, 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 1107 Paris Avenue, Nashville, TN 37204.

Otho Lee Armstrong joins in this conveyance to convey any and all interest he may have in the subject property.

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 9th day of May, 2024.

Melanie Kay Smith

Otho Lee Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie Kay Smith and Otho Lee Armstrong,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of May, 2024.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023107815