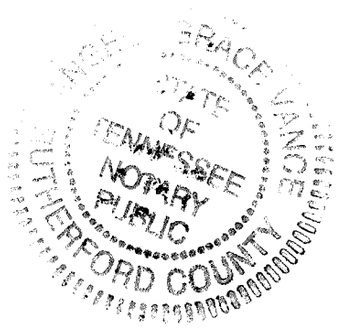
Karen Johnson Davidson County
Batch# 1141222 DEEDWARR
05/31/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20240531-0040529



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 28 day of May, 2024.

Notary Public
My commission expires: 11.7.24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JH Investment Company, LLC	New Owner	**053050A01600CO**
4766 Murfreesboro Rd		
Arrington, TN 37014		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias , Trustee of the 1008 Cheyenne Trace Ct Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JH Investment Company, LLC

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 16, Plan of Cheyenne Trace, a Planned Unit Development, of record in Plat Book 7900, Page 95, as amended in Book 8610, Page 684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of the 1008 Cheyenne Trace Ct Trust from Gary W Parrish and wife, Janet S Parish, by Warranty Deed, dated 5/24/2024, of record in ~~Book _____, Page _____~~, in the Register's Office for Davidson County, Tennessee.
Instrument # 20240529-0039790

Being the same property conveyed to Gary W Parrish and wife, Janet S Parrish, by Warranty Deed from C & S Investments, a Tennessee general partnership, dated October 8, 1999, of record in Book 11724, Page 67, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Common Area Quitclaim Deed of record in Book 8604, Page 782, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1008 Cheyenne Trace Ct, Madison, TN 37115.

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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

_____ Date: 5-28-24
The 1008 Cheyenne Trace Ct Trust
BY ERIN DIAS, TRUSTEE

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ERIN DIAS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF THE 1008 CHEYENNE TRACT CT TRUST and that she is authorized by THE 1008 CHEYENNE CT TRACE TRUST to execute this instrument on its behalf.

Witness my hand this 29 day of **May, 2024.**

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

_____
Notary Public
My commission expires: 3/3/25

Certificate of Authenticity

I, Katie Smith, 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 5/28/24.

Date

Affiant Signature

5/28/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28 day of May, 2024.

Notary's Signature

My Commission Expires: 11.7.24
Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202405310040529