Karen Johnson Davidson County
Batch# 1143119 DEEDWARR
06/04/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20240604-0041732

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Tina Shinn
Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

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

File No.: P24-7293-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Blair E. Ceola and Andrew T. Ferguson	New Owner	052 09 0 262.00
(NAME)	(NAME)	
1102 Fernbank Drive		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand And No/100 Dollars ($349,000.00), 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 **BLAIR E. CEOLA AND ANDREW T. FERGUSON, WIFE AND HUSBAND**, 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. 9 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to a survey by Tommy E. Walker Tennessee License No. 1465 dated May 29, 2002 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast corner of herein described tract and a common corner to Lot 8 of said subdivision; thence now leaving said margin North 54 degrees 03' 07" West, 150.00' to a set iron pin; thence North 35 degrees 45' 00" East, 57.30 to a set iron pin; thence South 54 degrees 03' 07" East, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 degrees 45' 00" West, 57.30' to the point of beginning containing 0.197 acres more or less.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Building Bordeaux, LLC, a Tennessee limited liability company of record in Instrument No. 20231102-0085839 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 02, 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 1102 Fernbank Drive, Madison, TN 37115
(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 31 day of May, 2024.

C&H Properties, LLC, a Tennessee limited liability company

BY: _____
Alex H. Craw, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Alex H. Craw, 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 by himself as Manager.

Witness my hand and official seal this the 31 day of May, 2024.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 5/31/24.

Affiant Signature – Joshua A. Terry

6/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27