Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1146113
06/12/2024 08:09:14 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20240612-0043840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tyler F. Smith	New Owner	05316000700
(NAME)	(NAME)	
214 Pitts Ave		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **C323 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER F. SMITH, UNMARRIED MAN**, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 7 on the unrecorded Plan of Hays Subdivision described according to a survey made by Campbell Surveying Co., dated November 22, 1985, as follows: Said lot fronts 60 feet on the westerly

margin of Pitts Avenue and runs back between parallel lines 350 feet to a dead line in the rear measuring 60 feet thereon; and being described according to a survey made by Harvey Gee, dated May 4, 1948, as follows: BEGINNING on the westerly margin of Hadley Bend Road (now Pitts Avenue) at the common corner of Lot Nos. 6 and 7, said beginning point being 1394.6 feet south of the south line of the T.C.R.R. Company right-of-way; thence with the line between said lots, westwardly 350 feet to the northwest corner of Lot No. 7; thence with the west line of said lot, southwardly 60 feet to the corner of Lot Nos. 7 and 8; thence with the line between said lots eastwardly 350 feet to the westerly margin of Hadley Bend Road (now Pitts Avenue); thence with the westerly margin of said road, northwardly 60 feet to the point of beginning.

BEING the same property conveyed to C323 Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Richard Haley and Bonnie Haley, dated March 24, 2023, appearing of record in Document No. 20230328-0022343, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 214 Pitts Ave, Old Hickory, TN 37138
(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 11 day of June, 24.

C323 Investments, LLC

BY: _____
Jerel Sensenig, Managing Member

BY: _____
Stacey Sensenig, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jerel Sensenig and Stacey Sensenig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of C323 Investments, LLC, the within named bargainor, a corporation, and that such president or officer as such Managing Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Members.

Witness my hand and seal, at office in _____, this 11 day of June.

_____
Notary Public
Printed Name: Dennis L Lewis
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON