2024-1160-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,000.00.**

Karen Johnson
Batch # 1151008
06/26/2024 10:21:24 AM
Fees: $13.00 Taxes: $399.60

Davidson County
DEEDWARR
2 pgs

20240626-0047776

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me this 25 day of June, 2024

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
C & H Properties, LLC	C & H Properties, LLC	071-10-0-139
PO Box 90680	PO Box 90680	
Nashville, TN 37209	Nashville, TN 37209	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zimpath Home Buyers, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C & H Properties, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35, Block B, on the J. B. Haynie Cumberland Heights Plan, as of record in Book 57, Page 170, Register's Office for said County.

Said Lots Nos. 35 and 36 adjoin and front together 100 feet on the west side of Bessie Street, and extends back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Zimpath Home Buyers, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rosie Lee Brooks of record in Instrument Number 20240626-0047570 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **1228 Bessie Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of June, 2024.

Zimpath Home Buyers, LLC, a Tennessee Limited Liability Company

By: _____
Samuel Olayinka, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samuel Olayinka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Zimpath Home Buyers LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/3/26