STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 1152998 DEEDWARR
07/01/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $9,564.50
20240701-0049325

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/7/25
File No. 24-21235C

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kowboy LLC (NAME)	NEW OWNER (NAME)	091-02-0-009
P.O. Box 4045 (STREET ADDRESS)	_____ (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	_____ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **CHA Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kowboy LLC, a Tennessee Limited Liability Company**, 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:

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Block "C" on the Plan of the Cherokee Park Subdivision in West Nashville, as of record in Book 161, Page 75, Register's Office for said county, described as follows:

BEGINNING on the southerly margin of Centennial Avenue, or Boulevard, 50 feet westerly from the westerly margin of 62nd Avenue North, formerly 21st Street; thence with the southerly margin of said Avenue westwardly 50 feet; thence parallel with said Street southwardly 160 feet to the northerly margin of an alley; thence with said alley eastwardly 50 feet; thence northwardly 160 feet to the BEGINNING.

Tract 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50 feet of the northerly half of Block "C" on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, described as follows:

BEGINNING at the southwest corner of Centennial Boulevard and 62nd Avenue North, formerly 21st Street; thence

westerly with the southerly margin of said Boulevard 50 feet; thence southerly parallel with said Avenue, 160 feet to the northerly margin of an alley; thence with said alley eastwardly 50 feet to the westerly margin of said Avenue; thence with said Avenue northerly 160 feet to the BEGINNING.

Being a portion of the same property conveyed to Continental Insurance Service, LLC, a Tennessee limited liability company by Warranty Deed from Ascend Federal Credit Union, successor in interest to Auto Glass Employees Federal Credit Union by merger, Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 22, 2015.

Further, Being a portion of the same property conveyed to Continental Health Alliance, LLC, a Tennessee limited liability company by Quitclaim Deed from Continental Insurance Service, LLC, a Tennessee limited liability company of record at Instrument Number 20150204-0010464, Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on February 04, 2015.

Further, Being the same property conveyed to CHA Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Continental Health Alliance, LLC, a Tennessee limited liability company of record in Instrument Number 20161007-0106472, Register's Office for Davidson County, Tennessee, dated October 06, 2016 and recorded on October 07, 2016.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6201 Centennial Boulevard, Nashville, TN 37209.

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 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. Whenever 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/our hand(s) this 28th day of June, 2024.

CHA Investments LLC, a Tennessee Limited Liability Company

By: _____
Jeffrey David Pitta, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Notary Public of the state and county mentioned, personally appeared Jeffrey David Pitta, Chief Manager of CHA Investments LLC, 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 Chief Manager of CHA Investments LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey David Pitta, Chief Manager of CHA Investments LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office, this 28th day of June, 2024.

_____
Notary Signature

My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/28/24 (date of document).

Affiant Signature

6/28/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 28th day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202407010049325