WARRANTY DEED

Karen Johnson
Batch # 1156620
07/11/2024 11:56:46 AM
Fees: $13.00 Taxes: $1,202.50

Davidson County
DEEDWARR
2 pgs

20240711-0052046

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

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

File No.: P24-7474-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maemie Donnelly	NEW OWNER	069160R00100CO
(NAME)	(NAME)	
1811A Elizabeth Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), 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 **MAEMIE DONNELLY, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 1811A as shown in the Declaration of Covenants, Conditions and Restrictions for 1811 Elizabeth Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240422-0028533, as amended in Instrument No. 20240516-0036325, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to the First Amendment to Declaration of Covenants, Conditions and Restrictions for 1811 Elizabeth Road, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bordeaux First, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Eugene Harris, an unmarried man, of record in Instrument No. 20220919-0104098 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 19, 2022. Further, being the same property conveyed to C&H Properties LLC, a Tennessee limited liability company, by Quitclaim Deed from Bordeaux First, LLC, a Tennessee limited liablity company, of record in Instrument No. 20240711 0052045 **, Register's Office for Davidson County, Tennessee, dated July 2, 2024 and recorded on** July 11 **, 2024.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee(s); (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 1811A Elizabeth Rd, Nashville, TN 37218
(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 my/our hand(s) this 2 day of July, 2024.

C&H PROPERTIES LLC, a Tennessee limited liability company

By: _____
Alex 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 Craw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Manager of C&H Properties LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Manager.

Witness my hand and official seal this 2 day of July, 2024.

_____
Notary Public

My Commission Expires: _____

