Karen Johnson Davidson County
Batch# 1191393 DEEDQC
10/09/2024 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241009-0078523

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 1, 2027

QUITCLAIM DEED

Address New Owners: J. Richard J. Bacon and CDH Properties, LLC 84 Altentann Nashville, TN 37215	Send Tax Bills To: New Owner 84 Altentann Nashville, TN 37215	Tax Information: Map/Parcel: 118-01-0-170.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CDH PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **J. RICHARD BACON, married,** his heirs and assigns, as an equal tenant in common, fifty percent (50%) of all of its right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 46 ½ feet of Lot No. 75, on the Plan of Dr. L.G. Noe's 200 Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, being further described as follows:

Said part of Lot 75 fronts 46 ½ feet on the southerly margin of Paris Avenue, formerly Pope Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Melanie Kay Smith, an unmarried woman, dated May 9, 2024, of record in Instrument No. 20240510-0034493, Register's Office for Davidson County, Tennessee.

This is improved property located at 1107 Paris Avenue, Nashville, Tennessee, 37204.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2024.

GRANTOR:

CDH PROPERTIES, LLC, a Tennessee limited liability company

By: _____ Chief Mgr
Dallon Hudson, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Dallon Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of CDH Properties, a Tennessee limited liability company, the maker or a constituent of the maker, and that he is duly authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute the foregoing instrument for the purposes therein contained by signing his name as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August, 2024.

_____
Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. NEITHER MUDTER, PATTERSON & COX, PLLC, NOR GERALD G. PATTERSON, ATTORNEY, SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/29/24 (date of document).

Affiant Signature

10/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027