WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205145 DEEDWARR
11/14/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,270.80
20241114-0088574

J-BR-24-907B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $884,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Armstrong and Kelsey Armstrong	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME) **907 B Strouse Avenue**	(NAME) **3160 Crow Canyon Road, Suite 400**	**072-13-1N-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHOWCH, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY ARMSTRONG AND KELSEY ARMSTRONG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit lying in Davidson County, Tennessee, being Unit B on the Plan of 907 Strouse Cottages Horizontal Property Regime, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230915-0072722, as amended in Instrument No. 20231128-0091739, in the Register's Office for Davidson County, Tennessee, to which Exhibit "C" to the amended Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chowch, GP, a Tennessee general partnership, from Church of God of Prophecy, a Tennessee non-profit corporation, in its own right, and as successor in interest to the Trustees of the Church of God of Prophecy, at Nashville, East, by Warranty Deed dated August 11, 2023, and of record as Instrument Number 20230814-0062853 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Chowch GP, a Tennessee general partnership by Quitclaim Deed from Chowch GP, a Tennessee general partnership of record in Instrument No. 20230823-0006047, in the Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 23, 2023.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230915-0072722, as amended in Instrument Number 20231128-0091739, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 483, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20230918-0073156, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20231003-0077873, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 B Strouse Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF NOVEMBER, 2024.

Chowch, GP

BY: Brian F. Neihoff
Brian Neihoff
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN NEIHOFF, signing for CHOWCH, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CHOWCH, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of November, 2024.

Adam H. Jefferson
Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 12 day of November, 2024.

Affiant Signature
Date 11/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

