Karen Johnson
Batch # 1215738
12/12/2024 11 27 51 AM
Fees $13 00 Taxes $3,885 00
Davidson County
DEEDWARR
2 pgs
20241212-0096592

WARRANTY DEED

File No 2024-0547

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to before me on DECEMBER 10, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-P-24-1118

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO
John Hoffman and Nadeen Hoffman 1118 Douglas Avenue Nashville, TN 37206	John Hoffman and Nadeen Hoffman 1118 Douglas Avenue Nashville, TN 37206	072-13-0-430.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CDH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN HOFFMAN AND NADEEN HOFFMAN, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 20, as shown on the map entitled Eastland Baptist Church Subdivision of Blocks "B"and "C" of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CDH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GORDON M. O'MALLEY AND GEORGE A. STREET, JR., CO-TRUSTEES OF THE O'MALLEY FAMILY TRUST II, of record in Instrument No 20230404-0024318, dated March 31, 2023, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record.
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 1118 Douglas Avenue, Nashville, TN 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 10, 2024

Grantor:

CDH Properties, LLC, a Tennessee limited liability company

BY: _____
Brian Hurst
Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brian Hurst, Authorized Representative for CDH Properties, LLC, the within named bargainor, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative

Witness my hand, at office, this 10th day of December, 2024

_____
Notary Public

My Commission expires 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025