Karen Johnson
Batch # 1227795
01/17/2025 08 14 10 AM
Fees $13 00 Taxes $1,683 50

Davidson County
DEEDWARR
2 pgs

20250117-0003829

WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000 00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2025

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

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

File No . P25-8133-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP/PARCEL NO(S)
Lain Roy and Savannah Carpenter, Gale Hatfield, and David Roy	SAME AS NEW OWNERS	069-16-0P-002.00-CO
(NAME)	(NAME)	
1806 County Hospital Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAIN ROY AND SAVANNAH CARPENTER AND GALE HATFIELD AND DAVID ROY,** 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

M. P. J. LEIGH

Land in Davidson County, Tennessee, being Unit No. 1806 on the Plan of 1804 & 1806 County Hospital Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231006-0078927, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Building Bordeaux, LLC, a Tennessee limited liability company by Warranty Deed from Tonya Waller, unmarried of record in Instrument No. 20211103-0147156 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 03, 2021.

Being part of the same property conveyed to C&H Properties LLC, a Tennessee limited liability company by Quitclaim Deed from Building Bordeaux, LLC, a Tennessee limited liability company dated February 23, 2023 and recorded February 24, 2023 in Instrument No. 20230224-0013086, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (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 1806 County Hospital Road, Nashville, TN 37218
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-48SK-24-1616

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 our hands this 9 day of January, 2025.

C&H Properties, LLC, a Tennessee limited liability company

BY: _____
Alex H Craw, Member

BY: _____
Keith A Hendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Alex H Craw and Keith A Hendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members 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 Members

Witness my hand and official seal this the 9 day of January, 2025

_____
Notary Public

My Commission Expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028