This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1229578 DEEDWARR
01/23/2025 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $2,837.90
20250123-0005309

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY HARDING MCCALL AND DENISE V SEABOURN HELMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 48 ON THE PLAN OF SECTION 1, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13, AND 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY REAL ESTATE 2015, LLC, BY WARRANTY DEED FROM ODIL OSTONAKULOV, A MARRIED MAN, DATED AUGUST 8, 2023, OF RECORD IN INSTRUMENT NO 20230808-0061503, IN THE REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 103 HARDING ROAD CT, Nashville, TN 37205, AND IS DESIGNATED AS MAP AND PARCEL NO. 129 08 0 075.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of January, 2025.

CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY
ITS MANAGER

BY: Darin Puhl
ITS: Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC**, the within named bargainor, a Delaware Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for **WEDGEWOOD, LLC, CHAMPERY REAL ESTATE 2015, LLC**.

DONE at offices in _____(City),_____ (State), on this the

____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

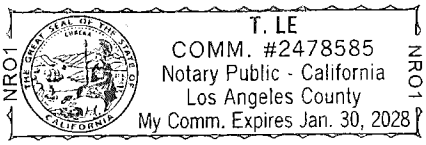
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On January 14, 2025 before me, T. Le a Notary Public, personally appeared Darin Puhl, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 767,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2025 KR

NOTARY PUBLIC
My commission expires 12/19/28

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
HENRY HARDING MCCALL and DENISE V SEABOURN HELMS
103 Harding Road Ct
Nashville TN 37205

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **129 08 0 075.00**

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 original document was executed and authenticated according to law on 01/22/2025.

01/23/2025

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 23 day of January, 2025.

Notary's Signature

My Commission Expires: 10/14/25

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY