WARRANTY DEED

Karen Johnson
Batch # 1247730
03/19/2025 08 28 25 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250319-0019302

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-2028

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2025

Notary Public

My commission expires 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
CC Industries, LLC	SAME AS NEW OWNERS	**133-02-0-299.00**
1865 Hwy 70		
Kingston Springs, TN 37082		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chilton Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CC Industries, LLC, a Tennessee limited liability company

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

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision of part of Lot No. 50 and all of Lots 51 and 52 in Nolen Heights, of record in Plat Book 332, page 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Chilton Homes, LLC, a Tennessee limited liability company by Warranty Deed dated January 30, 2025, from Margaret Alicia Cooke Smyser, an unmarried woman, of record in Instrument No. 20250204-0008567, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-25-198

1) **The Plan of record in Plat Book 332, Page 162, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is Unimproved property, known as 198 Chilton Street, Nashville, TN 37211.

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 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 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 my/our hand(s) this **11th** day of **March, 2025.**

Chilton Homes, LLC, a Tennessee limited liability company

By: _____
Steven Emery, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Steven Emery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Chilton Homes, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **March, 2025.**

_____
Notary Public

My Commission Expires: 11/19/28

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY