Karen Johnson Davidson County
Batch# 1257512 DEEDWARR
04/08/2025 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $4,310.50
20250408-0026698

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38513-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,165,000.00. Carmen Coats Affiant Subscribed and sworn to before me this 3rd day of April, 2025. April Sumruld Notary Public My Commission Expires: 12·19·2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Courtney Johnson 1226 Martin Street, Unit 4 Nashville, TN 37203	NEW OWNER	Map and Parcel No.: 105 07 1E 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CDH Holdings, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Courtney Johnson, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1226 Martin Street, Unit 4, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2025.

GRANTOR:

CDH HOLDINGS, LLC
a Tennessee limited liability company

BY: _____
Kelly E. Cox, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Agent of CDH Holdings, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of April, 2025.

_____
Notary Public
My Commission Expires: July 7, 2027

STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1226 MARTIN STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument No. 20180109-0002932 and being shown on Plat attached thereto as Exhibit "D" and amended in Instrument No. 20190328-0028076, 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 the same property conveyed to CDH Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Treemont Properties II, LLC, a Tennessee limited liability company, of record in Instrument No. 20190502-0040978, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.C. HUGGIN'S PARTITION, as recorded in Plat Book 1, Page 35.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.D.H.A. SUBDIVISION, MARTIN STREET AT HUMPHREYS STREET, as recorded in Plat Book 6050, Page 298.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180109-0002932, as amended in Instrument No. 20190328-0028076.
7. Easement for Waterline, recorded in Book 7589, Page 71.
8. Easement for Public Street Right-of-Way, recorded in Instrument No. 20170922-0097334.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 3, 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028