Karen Johnson
Batch # 1280725
06/03/2025 09 36 21 AM
Fees $13 00 Taxes $7,400 00
Davidson County
DEEDWARR
2 pgs
20250603-0043392

WARRANTY DEED

File No 2025-0298

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000 00

Affiant

Subscribed and sworn to before me on JUNE 2, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires: May 20, 2028

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

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
Jeff Cohen and Maria Castillo 1107 Paris Ave Nashville, TN 37204	Jeff Cohen and Maria Castillo 1107 Paris Ave Nashville, TN 37204	118-01-0-170 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 LIABILTY COMPANY AND J. RICHARD BACON, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JEFF COHEN AND MARIA CASTILLO, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their 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 the Westerly 46 1/2 feet of Lot No 75, on the Plan of Dr. L G Noe's 200 Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County,Tennessee, being further described as follows

Said part of Lot 75 fronts 46 1/2 feet on the southerly margin of Paris Avenue, formerly Pope Avenue, and extends back between parallel lines, 150 feet to an alley

Being the same property conveyed to CDH Properties,LLC, a Tennessee limited liability company, by deed from Melanie Kay Smith, an unmarried woman, dated May 9, 2024 of record as Instrument No 20240510-0034493, Register's Office for Davidson County, Tennessee

CDH Properties, LLC, a Tennessee limited liability company, further conveyed a fifty percent (50%) interest in said property, being held as tenants in common, to J Richard Bacon, married, by Quitclaim Deed of record as Instrument No 20241009-0078523, dated August 27, 2024, 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 1107 Paris Ave., Nashville, TN 37204

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 June 2, 2025

Grantor:

J. Richard Bacon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared, J. Richard Bacon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 2nd day of June, 2025

Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CDH Properties, LLC, a Tennessee limited liabilty company

BY:

Dallon Hudson
Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 2nd day of June, 2025

Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY