When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-24384-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24384-RR

Karen Johnson Davidson County
Batch# 1289140 DEEDWARR
06/24/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $564.25
20250624-0049522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2025.

Notary Public
My Commission Expires: 1/22/2029

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tony Patton 4712 Crystal Brook Drive Antioch, TN 37013	New Owner	119-14-0A-155.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C&M Holdings LLC Series 1 LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tony Patton, a married man, as his sole and separate property,** hereinafter called the Grantee(s), his/her/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 Unit No. 155, Building K, all as shown on the Site Plan of Kingswood Condominiums of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, and bring a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, and as established by a Master's Deed of Kingswood of Record in Book 5552, Page 732, as amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to C & M Holdings, LLC Series 1, a Tennessee Series Limited Liability Company by Quitclaim Deed from C & M Holdings, LLC a Tennessee Limited Liability Company of record in Instrument No. 20200619-0065100 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 19, 2020.

This is improved property located at: **2929 Selena Drive, K155, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 this 17th day of June, 2025.

GRANTOR:

C&M Holdings LLC Series 1 LLC, a Tennessee Limited Liability Company

By: _____
Darren Caughron, Member

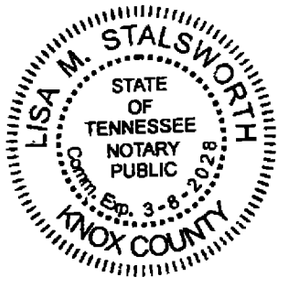
By: Tracy Caughron
Tracy Caughron, Member

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darren Caughron and Tracy Caughron, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Members of C&M Holdings LLC Series 1, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2025.

Lisa M. Stalsworth
Notary Public
My Commission expires: 03/08/2028



I, Kirsten Virden, 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 6/17/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

