This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1304388 DEEDQC
08/01/2025 10 24 43 AM 3 pgs
Fees $17 00 Taxes $0 00
20250801-0061049

QUITCLAIM DEED

Name & Address of New Owner(s):	Send Tax Bill(s) To:	Map & Parcel No.:
CDH Properties, LLC 4862 Lynn Drive Nashville, TN 37211	New Owner(s)	118-01-0-342.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RICHARD BACON, A MARRIED MAN**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **CDH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEES,"** their successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Hardin County, Tennessee and described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This is "Improved" property known as **2802 10th Avenue South, Nashville, TN 37204**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30 day of July, 2025

Grantor:

Richard Bacon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2025.

Notary Public

My commission expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0 00.

AFFIANT

Sworn to and subscribed before me, this 30 day of July, 2025.

Notary Public

My Commission Expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly parts of Lot Numbers 119 and 120 on the plan of a part of Dr. Gill. G. No Whales Idyliwild Subdivision, not of record, described as follows:

Beginning in the Easterly margin of 10th Ave. S. (formerly Pomeroy Avenue), at the common corner of Lot Numbers 118 and 119 on said plan, being the Southwesterly corner of the property conveyed to Lynne L. McFarland, by deed of record in Instrument No 20010430-0043357 (formerly Edward D. Hornbuckle and wife, by deed of record in Book 1344, Page 402), Register's Office for said County; thence, with the easterly margin of Tenth Avenue, South, northwardly 100 feet to the Southerly margin of an alley, said point lying 165 feet South of the Southeasterly corner of Halcyon Avenue and Tenth Avenue, South, and being also the northwesterly corner of the property conveyed to Michael Reese and Lauren Reese, husband and wife, by deed of record in Instrument No. 20220516-0056262 (formerly Edward D Hornbuckle and wife, by deed of record in Book 1344, Page 160), said Registers Office; thence, with the southerly margin of said alley, eastwardly 99 feet, more or less, to the northwesterly corner of the property conveyed to Brandon Crawford and Andrea Crawford by deed of record in Instrument No. 20110307-0017847 (formerly Edward D. Hornbuckle and wife by deed of record in Book 2929, Page 523, and by deed of correction of record in Book 2960, Page 113, said Register's Office); thence, with the Westerly line of the said Crawford property (formerly L. D. Hornbuckle property), South 5 degrees 55 minutes West 99.7 feet to the southwesterly corner of the said Crawford property (formerly L. D. Hornbuckle property) in the southerly line of said Lot Number 119; thence, with the Southerly line of said Lot Number 119, westwardly 92 feet, more or less, to the beginning.

Being the same property conveyed to CDH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND RICHARD BACON, by deed from DANIEL ELLIS GLASPER, SR., MARRIED AND DANIEL ELLIS GLASPER, JR., UNMARRIED AND INGRID SMITH, MARRIED AND JASMYNE MITCHELL, UNMARRIED AND ELISS KEITH GLASPER, UNMARRIED AND DURWIN KEITH GLASPER, UNMARRIED,, of record in Instrument No. 20240925-0074290, dated September 19, 2024, said Register's Office.