Karen Johnson Davidson County
Batch# 1311037 DEEDWARR
08/15/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250815-0065280

WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF Sumner.
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Highsmith	David Highsmith	093 160 27400
(NAME)	(NAME)	
505 Salt Lick Trail	505 Salt Lick Trail	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CCM Holdings, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto David Highsmith, hereinafter called the GRANTEE(S), his 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 the northerly part of Lot No. 11 on the Plan of Subdivision of the Homestead Block of Hermitage Addition, as of record in Plat Book 57, Page 76, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 11 fronts 74.2 feet on the northerly said of Green Street, as relocated and extends back between parallel lines 150 feet on the easterly line and 103 feet on the westerly line, with the easterly margin of Decatur Avenue, to an alley, measuring 50 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of the property conveyed to The Metropolitan Government of Nashville and Davidson County by Agreement for Dedication of Public Right of Way of record in Instrument 20201029-0126195, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to CCM Holdings, LLC by Warranty Deed from W. Michael Kennedy and Nancy Kennedy, dated 07/29/2020, of record in Instrument 20200803-0085097, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 132 Green Street, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of August, 2025.

CCM Holdings, LLC, a Tennessee limited liability company

By: _____
Casey Kostrzebski, Member

By: _____
Cason Hayes, Member

By: _____
Michael Hinds, Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Casey Kostrzebki, Cason Hayes and Michael Hinds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members of CCM Holdings, LLC, a Tennessee limited liability company the within named bargainor, and that they as such Members, 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 Casey Kostrzebki, Cason Hayes and Michael Hinds, as such Members.

Witness my hand and Official seal this 14th day of August, 2025.

Notary Public: _____
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 8/14/2025.

Jennifer A Hoffman

AFFIANT

DATE: 8/15/2025

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 15th day of August, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027