WARRANTY DEED

Karen Johnson
Batch # 1353830
12/04/2025 11 42 31 AM
Fees $13 00 Taxes $4,643 50

Davidson County
DEEDWARR
2 pgs

20251204-0096472

MJ-MS-26-1023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,255,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA WORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Aaron B. Flinn, as Trustee of the CH&L Land Trust u/a/d November 24, 2025	**NEW OWNER**	
(NAME)	(NAME)	**118-09-0-062 00**
1023 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **KELLEY A. C'DEBACA AND BRITTANY I. C'DEBACA, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON B. FLINN, AS TRUSTEE OF THE CH&L LAND TRUST U/A/D NOVEMBER 24, 2025,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the Easterly 10 feet of Lot No 29, all of Lot No 30 and the Westerly 10 feet of Lot No 31 on the Plan of Leonte Subdivision of Lots Nos 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described together according to a survey made by W B Southgate, Surveyor, December 1936, and March, 1938, as follows

Beginning on the Southerly margin of Woodmont Avenue, at a point 190 feet Easterly from the Southeast corner of said Woodmont Avenue and the Granny White Road, thence Southwardly 200 feet 6 inches, more or less, to the Northerly line of Lot No 54, thence with the Northerly line of Lots Nos 54, 53, and 52, Easterly 111 feet 5 inches to a point, thence Northwardly 200 feet to the Southerly margin of Woodmont Avenue, thence with said Avenue, Westwardly 120 feet to the beginning

Being the same property conveyed to Kelley A C'Debaca and Brittany I C'Debaca, a married couple by Warranty Deed from John Thomas VanMeter, a married man of record in Instrument No 20230915-0072684 Register's Office for Davidson County, Tennessee, dated September 13, 2023 and recorded on September 15, 2023

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3924, Page 445, in the Register's Office for Davidson County, Tennessee
- Right-of-Way of Woodmont Blvd
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1023 Woodmont Blvd., Nashville, Tennessee 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(S), their heirs and 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), their 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 my/our hand(s) this the 1 DAY OF DECEMBER, 2025

Kelley A C'DeBaca

Brittany I C'DeBaca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY A C'DEBACA, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of December, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY I C'DEBACA, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of December, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212