Karen Johnson Davidson County
Batch# 1422150 DEEDWARR
05/19/2026 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20260519-0045190

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2063

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Jina Shinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of May, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darrell A. George and Alma A. George 785 Jaywood Drive Old Hickory, TN 37138	New Owner	063 16 OA 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

CMH Tenn Holdings LLC, a Georgia Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darrell A. George and Alma A. George, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 61 on the Plan of Chitwood Downs now known as Hampton Park Subdivision, a Planned Unit Development of record in Plat Book 6900, Page 550 thru 552 and as corrected by Certificate of Correction of record in Book 7462, Page 445; Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Patricia Baskini f/k/a Patricia A. Fry, married to Shelley Huffstickler and Philip Huffstickler, husband and wife recorded September 18, 2015 as Instrument No. 20150918-0095078 in the Register's Office of

Davidson County, Tennessee. consideration for conveyance in the amount of $207,000.00

BEING the same property conveyed by Quitclaim Deed from Shelley Huffstickler and Philip Huffstickler, wife and husband to Philip Huffstickler, unmarried and JoAnn Marie Huffstickler, unmarried, as tenants in common with right of survivorship, recorded May 11, 2021, as Instrument No. 20210511-0063459, in the Register's Office of Davidson County, Tennessee. Consideration for conveyance in the amount of 0.00.

BEING the same property conveyed by Warranty Deed from Phillip Huffstickler, unmarried and JoAnn Marie Huffstickler, unmarried, as tenants in common with right of survivorship to CMH Tenn Holdings LLC, a Georgia limited liability company, recorded August 1, 2022, as Instrument No. 20220801-0086847 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $225,000.00.

Commonly Known As: 785 Jaywood Drive, Old Hickory 37138

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 785 Jaywood Drive, Old Hickory, TN 37138

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 so 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. 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.

Dated this the 12th day of May, 2026.

CMH Tenn Holdings LLC, a Georgia Limited Liability Company

By: Christa Huffstickler
Christa Huffstickler, Sole member

STATE OF Florida
COUNTY OF Pasco

Before me, Wendy Howard of the state and county mentioned, personally appeared Christa Huffstickler, Sole member of CMH Tenn Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole member of CMH Tenn Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Christa Huffstickler, Sole member of CMH Tenn Holdings LLC as such Sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole member.

Witness my hand and seal, at office in the county of Pasco , this 12th day of May, 2026.

**Verified ID using DRIVER LICENSE

Wendy Howard
Notary Signature

Printed Name: Wendy Howard

My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715963
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 5/18/26.

Affiant Signature – Joshua A. Terry

5/18/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27