Karen Johnson
Batch # 1443730
07/09/2026 02:59:19 PM
Fees: $13.00 Taxes: $2,886.00
Davidson County
DEEDWARR
2 pgs
20260709-0062202

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9762-WE



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G and M Properties, LLC	SAME AS NEW OWNER	
2012 21st Ave South		070-05-0H-001.00 & 070-05-0H-002.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **C&H Properties, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G and M Properties, LLC, a Tennessee limited liability company**

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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 2420 and 2422, on the plan of 2420 and 2422 Stivers Street, a Horizontal Property Regime with private elements of record in Exhibit "B" , in the Declaration of Covenants, Conditions, and Restrictions in Instrument Number 20201002-0114399, amended in Instrument Number 20201214-0146315, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C&H Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Shirley M Hyder and John M Gregory as Co-Administrators of The Estate of Thomas Luther Gregory, Davidson County, Tennessee Probate Docket No. 18P1066 and Julia Gregory of record in Instrument No. 20181121-00114660 Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 21, 2018. Notes: Affidavits Of Heirship recorded in Instrument No. 20181121-0114658 and 20181121-0114659.

Being the same property conveyed to HC Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from C & H Properties LLC, a Tennessee limited liability company of record in Instrument No. 20210804-0104980 Register's Office for Davidson County, Tennessee, dated August 2, 2021 and recorded on August 4, 2021.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from HC Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20260709-0062201, Register's Office for Davidson County, Tennessee, dated July 8, 2026, and recorded on July 9, 2026.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The improved properties are known as **2420 Stivers Street, Nashville, TN 37218 and 2422 Stivers Street, Nashville, TN 37218**

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. 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 our hands this the 8 day of July, 2026.

C&H Properties, LLC, a Tennessee limited liability company

BY: _____
Alex H. Craw, Member

BY: _____
Keith A. Hendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw and Keith A. Hendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **C&H Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Members.

Witness my hand and official seal this the 8 day of July, 2026.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028