BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9735-WE

Karen Johnson
Batch # 1452880
07/31/2026 09:48:34 AM
Fees: $13.00 Taxes: $2,079.40

Davidson County
DEEDWARR
2 pgs

20260731-0070583

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 562,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 02/03/2030

(AFFIX SEAL)

M.R. SCHODOWSKI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Millenium Properties, Inc.	Same as Owner	
3212 Hydes Ferry Rd	1405 Beechwood Ave	080-04-0-065.00; 080-04-0-064.00; 080-04-0J-001.00; 080-04-0J-002.00; and 080-04-0J-003.00
Nashville, TN 37218	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

New Millenium Properties, Inc., a Tennessee Corporation,

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:

Tract 1:

Land in Davidson County, Tennessee, being Lot 1, on the Plan of 3212 HYDES FERRY ROAD & 1700 COUNTY HOSPITAL ROAD, of record at Instrument No. 20230726-0057720, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C&H Properties LLC, a Tennessee limited liability company, by Warranty Deed from Clarence Summey, of record in Instrument No. 20220307-0025382, in the Register's Office of Davidson County, Tennessee, dated March 04, 2022 and recorded on March 07, 2022.

Tract 2:

Land in Davidson County, Tennessee, being Lot 2, on the Plan of 3212 HYDES FERRY ROAD & 1700 COUNTY HOSPITAL ROAD, of record at Instrument No. 20230726-0057720, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C&H Properties LLC, a Tennessee limited liability company, by Warranty Deed from Clarence Summey, of record in Instrument No. 20220307-0025382, in the Register's Office of Davidson County, Tennessee, dated March 04, 2022 and recorded on March 07, 2022.

Tract 3:

Land situated in Davidson County, Tennessee, being Unit 1, 2, and 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1704 County Hospital Road, a Horizontal Property Regime with Private Elements of record at Instrument No. 20250623-0048828, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Shirley A. Hatfield, unmarried, by deed from Thomas E. Berry, Jr., Kathy Berry Arrington, Regina Kay Berry Greer, Jeffrey Bryant Berry and Michael David Berry, being all of the heirs of Thomas E. Berry, deceased, as in Book 10169 page 775, said Registers Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Nashville Metro Holdings LLC by Warranty deed from Les Lazarus of record in Instrument No. 20250220-0012190 Register's Office for Davidson County, Tennessee, dated February 19, 2025 and recorded on February 20, 2025

Being a portion of the same property conveyed to C&H Properties LLC, a Tennessee limited liability company by Warranty deed from Nashville Metro Holdings LLC of record in Instrument No. 20250225-0013865 Register's Office for Davidson County, Tennessee, dated February 19, 2025 and recorded on February 25, 2025.

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.

These unimproved properties are known as: **3212 Hydes Ferry Rd, Nashville, TN 37218**
1700 County Hospital Rd, Nashville, TN 37218.
1704 County Hospital Rd, Nashville, TN 37218 (A, B and C).

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 27 day of July, 2024.

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

BY: Alex H.
Alex H. Craw, Manager

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,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of C&H Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this the 27 day of July, 2024

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

Notary Public