THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9867-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2026 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&H Properties, LLC	**Same as New Owner**	
P.O. Box 90680		**092-05-0-277.00**
Nashville, TN 37209		
(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, **Atlas L. Hardy, Jr., single,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&H 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:

TRACT I:
Being Lot No. 27 in Block No. 2 Plan of Fisk University Place, which is of record in Book No. 421, page 4 and 5 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 25 feet on the East side of Killarney Street and runs back between parallel lines 150 feet to an alley.

TRACT II:
Being the southern 3 feet of Lot 28 of Block 2 on the Map of Fisk University's Place of record in Plan Book 421, page 4 and 5, Register's Office, said County.

Said part of said lot fronts 3 feet on the easterly side of Killarney Street, now 33rd Avenue North, and runs back between parallel lines, 150 feet more or less to an alley.

Being the same property conveyed to Atlas L. Hardy by Warranty Deed from Nettie Webb, unmarried, of record in Book 5888, Page 941, Register's Office for Davidson County, Tennessee, dated May 21, 1982 and recorded on May 21, 1982.

Being the same property conveyed to Atlas L. Hardy by Final Decree of Divorce from Sherry S. Hardy of record in Instrument No. 20011218-0139396 Register's Office for Davidson County, Tennessee, dated July 24, 1992 and recorded on December 18, 2001.

Atlas Levon Hardy (Sr.) died, intestate, on December 11, 2023, leaving Atlas L. Hardy Jr. as his sole heir at law. See Affidavit of Heirship of record in Instrument No. 20240521-0037888, Register's Office for Davidson County, Tennessee. Further, see Affidavit of Heirship of record in Instrument No. _202609220087961___, Register's Office for Davidson County, Tennessee.

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.

Karen Johnson Davidson County
Batch# 1476428 DEEDWARR
09/22/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20260922-0087962

This is X unimproved __ improved property known as **816 33rd Ave North, Nashville, TN 37209**

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 18 day of September, 2024.

Atlas L. Hardy, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Atlas L. Hardy, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of September, 2024

My Commission expires: _____

Notary Public

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

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a 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 law on September 18, 2026.

Affiant Signature

September 21, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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