WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158196 DEEDWARR
11/09/2018 03:08:32 PM 2 pgs
Fees: $13.00 Taxes: $710.40

20181109-0111223

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

ALYSSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Kurtz	Cardinal Financial Company	
(NAME)	(NAME)	
4236 Woods Street	3701 Arco Corporation Dr Ste 200	064 090
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Charlotte, NC 28273	143.00
(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 considerations, the receipt of which is hereby acknowledged, We CNK, LLC, A TENNESSEE LIMITED LIABILTY COMPNAY hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Joshua Kurtz AND Alyssa Kurtz, husband and wife, hereinafter called the GRANTEE(S), their 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. 46 on the Plan of Berryville W. A. Bryans Subdivision of the Berry Tract, Block 4, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CNK, LLC, a Tennessee limited liability Company by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married, dated July 24, 2014 and recorded July 28, 2014 of record in Instrument No. 20140728-0066530, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4236 Woods Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2nd day of November, 2018.

CNK, LLC, a Tennessee Liability Company

X _____

James J. Stevens, Member

X _____

Mary Elizabeth Stevens, Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James J. Stevens and Mary Elizabeth Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said James J. Stevens and Mary Elizabeth Stevens, as such Members.

Witness my hand and Official seal this 2nd day of November, 2018.

_____
Notary Public:
My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122