WARRANTY DEED

Karen Johnson Davidson County
Batch# 386944 DEEDWARR
04/16/2020 12:35:30 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20
20200416-0040001

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $346,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of April, 2020.

NOTARY PUBLIC

My commission expires: 5-30-24

CHERYL FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2024

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1051 MOGUEL *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grisel Moguel	Legacy Home Loans, LLC	
(NAME)	(NAME)	
5124 Southfork Blvd	4004 Hillsboro Pike, Ste. 216B	063-16-0C-028.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37215	
(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, I, **C2J Homes and Development LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grisel Moguel, unmarried**, 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 Unit No. 28 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a portion of the same property conveyed to Patricia D. Rasmussen, unmarried by Warranty deed from AAA Realty Company of record in Book 6063, page 274 Register's Office for Davidson County , Tennessee, dated May 05, 1983 and recorded on May 25, 1983.

Being a portion of the same property conveyed to 2/7 undivided interest William E. (Bill) Jones and wife, Phyllis Jones by Warranty deed from Purpose of making a gift of a 2/7 undivided interest, I, Alma Jones, a Widow with title of record in Book 6036, page 281 Register's Office for Davidson County , Tennessee, dated February 09, 1983 and recorded on April 13, 1983. Will recorded in April 09, 1984, in Book 6267, Page 287

Being a portion of the same property conveyed to LinksCorp Hermitage, L.L.C., a Delaware limited liability company by Quitclaim deed from Alma Jones, unmarried, William E. Jones and wife, Phyllis Jones, and Louise Jones Huffines, unmarried of record in Book 11045, page 350 Register's Office for Davidson County , Tennessee, dated May 22, 1998 and recorded on July 31, 1998.

Being a portion of the same property conveyed to LinksCorp Hermitage, L.L.C., a Delaware Limited Liability Company ("LinksCorp") by Quitclaim deed from William E. Jones and wife, Phyllis Jones, Alma Jones and Louise Jones Huffines (Collectively the "Jones Family Members") of record in Instrument No. 20000104-0001081 Register's Office for Davidson County, Tennessee, dated December 23, 1999 and recorded on January 04, 2000.

Being a portion of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 20000310-0025238 Register's Office for Davidson County, Tennessee, dated March 03, 2000 and recorded on March 10, 2000.

Being a portion of the same property conveyed to C2J Homes and Development LLC, a Tennessee limited liability company by Warranty deed from Jo-Mac Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 201902019-0014774 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 19, 2019.
DESIGNATED as Tax ID: 063-16-0C-028.00-CO

This is
unimproved ☐
improved ☒ property known as 5124 Southfork Blvd, 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 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 my hand this the 9th day of April, 2020.

C2J Homes and Development LLC

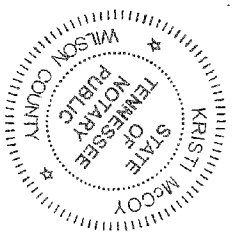
BY: MEMBER
Christopher Bagwell, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bagwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **C2J Homes and Development LLC**, a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 9th day of April, 2020

Kristi McCoy
Notary Public

My Commission Expires:
3/25/2023



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

