Karen Johnson Davidson County
Batch# 398419 DEEDWARR
05/11/2020 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20200511-0048899

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203046

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$160,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of May, 2020.

MARIA GUADALUPE CABRERA
Notary Public, State of Texas
Comm. Expires 04-24-2022
Notary ID 131542320

Notary Public
My Commission Expires: 4-24-2022

WARRANTY DEED

THIS INDENTURE, made this 6th day of May, 2020, among:

C & C RESIDENTIAL PROPERTIES INC.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WANDA WILLIAMS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 180 fronts 81.00 feet on the Westerly side of Baton Rouge Drive and extends back between parallel lines 151.30 feet to a line on which it measures 81.00 feet.

Being the same property conveyed to Amberly B. Buckner by Warranty Deed from Julie M. Hanes, a single person of record in Instrument No. 20161014-0108954, Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 14, 2016.

Being the same property conveyed to C & C Residential Properties by Warranty Deed from Amberly B. Buckner of record in Instrument No. 20200409-0037676 Register's Office for Davidson County, Tennessee, dated April 3, 2020 and recorded on April 9, 2020.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

C & C Residential Properties Inc.

BY: _____

Charles E Carrier

ITS: President

State of ~~Tennessee~~ Texas
County of ~~Williamson~~ Dallas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of C & C Residential Properties, Inc. and as such President, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 6th day of May, 2020.

_____
Notary Public
My Commission Expires: 4-24-2022

MARIA GUADALUPE CABRERA
Notary Public, State of Texas
Comm. Expires 04-24-2022
Notary ID 131542320

Owner Name & Property Address:

Name: Wanda Williams
Address: 4432 Baton Rouge Drive
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Wanda Williams
Address: 1804 Brookvalley Pl.
City, State, Zip: Mt. Juliet, TN 37122

Tax ID: 075-07-0-080.00

True Copy Certification

I, Nick Harris, 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

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY