Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

File Number: 2005384

Karen Johnson Davidson County
Batch# 427083 DEEDWARR
06/26/2020 11:41:38 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20200626-0069369

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public
My Commission Expires: 10/1/2020

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Hayden Nicholas Price and Katherine Price | Bank of America, N.A. | 053-03-0-110.00 |
| 1303 Berry Street | 101 S. Tryon Street | |
| Old Hickory, TN 37138 | Charlotte, NC 28255 | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C.J. Management & Consulting, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Hayden Nicholas Price and Katherine Price, husband and wife, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 124, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 66, Register Office for Davidson County, Tennessee.

Said Lot No. 124 fronts 57 feet on Berry Street and runs back 65.6 feet on the northerly line and 65.5 feet on the southerly line to a dead line in the rear measuring 67 feet thereon.

Being the same property conveyed to C.J. Management & Consulting, LLC, a Tennessee limited liability company by Warranty deed from Tonya C. Raines, an unmarried woman of record in Instrument No. 20191203-0124472 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on December 03, 2019.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1303 Berry Street, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2020.

C.J. Management & Consulting, LLC

BY:_____
Christopher Jones, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named C.J. Management & Consulting, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of C.J. Management & Consulting, LLC and that he is authorized by C.J. Management & Consulting, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 25th day of June, 2020.

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

_____
Notary Public at Large
My Commission Expires: ~~4/18/21~~ 9/16/23