WARRANTY DEED



(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of August, 2020.

NOTARY PUBLIC

My commission expires: 5/2/2022

Karen Johnson Davidson County
Batch# 456829 DEEDWARR
08/14/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200814-0091169

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

File # 20-1218 BURGYAN

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Burgyan	Same As Owner	
(NAME)	(NAME)	
5130 Southfork Blvd		63-16-0C-031.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **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 **Peter Burgyan, single man**, 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. 31 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 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: 63-16-0C-031.00-CO

This is
unimproved ☐
improved ☒ property known as 5130 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 13th day of August, 2020.

Grantor:
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 13th day of August, 2020

Kelsey Pitman
Notary Public

My Commission Expires: 09/27/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3-17-2024