Karen Johnson Davidson County
Batch# 472641 DEEDWARR
09/09/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20200909-0102710

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 11911014000

NAME & ADDRESS OF NEW OWNER:
Daniel Segall
110 Blackstone Place
Nashville, Tn 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CCC ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ALLEN DIXON,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DANIEL SEGALL, AN UNMARRIED MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 28, on the Plan of Thompson Lane Park, as shown by plat appearing of record in Book 2331, page 138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to CCC Enterprises, LLC a Tennessee limited liability company and Allen Dixon, by Warranty Deed from Wynema Dickens, unmarried, dated March 20, 2020, appearing of record in Instrument No. 20200330-0033672, of the Register's Office of Davidson County, Tennessee. This property is not now, nor has it ever been, a primary marital residence for Grantor Allen Dixon.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 110 Blackstone Pl, Nashville, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2 day of September, 2020.

CCC Enterprises, LLC

BY: _____ Manager
Christopher Madison, Manager

Allen Dixon by _____ attorney in fact
Allen Dixon by his Attorney in Fact, Christopher Madison

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher Madison, Manager of CCC Enterprises, LLC, and Allen Dixon by Christopher Madison, his attorney in fact as per a Power of Attorney on record with the Register's Office for Davidson County, Tennessee at Instrument Number: 202009090102709, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained by signing his name Christopher Madison and Manager for CCC Enterprises, LLC and individually signing his name as Attorney in Fact for Allen Dixon

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2 day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11.20.21

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $334,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 3rd day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

