Karen Johnson Davidson County
Batch# 494021 DEEDWARR
10/12/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20201012-0118407

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203539

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 $381,000.00 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 October, 2020.

Notary Public
My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

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

C & C RESIDENTIAL PROPERTIES INC.

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

AND

KANIKA WASHINGTON SANCHEZ, married, as her sole and separate property

, 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. 1 on the Plan of Grande Villa, Section One, as shown by Plat of record in Book 4675, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wilbert G. Mitchell and wife, Betty Jo Young Mitchell by Warranty Deed from Phillip D. Johnson and wife, Arlene Renae Johnson dated October 20, 1980 and recorded November 6, 1980 in Book 5674, Page 587, Register's Office of Davidson County, Tennessee.

Wilbert G. Mitchell having died July 2, 2001. Betty Jo Young Mitchell having died July 9, 2018

Being the property set out in Affidavit of Heirship recorded November 20, 2019 in Instrument No. 20191120-0120037, stating heir at law of Betty Jo Young Mitchell as Sole Heir, Wilbert A. Mitchell, son.

Being the same property conveyed to C & C Residential Properties, Inc. by Warranty deed from Wilbert A Mitchell, a single man of record in Instrument No. 20191226-0132946 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 26, 2019.

Being also known as 4201 Grandville Boulevard Nashville, Tennessee 37207.

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 Texas
County of 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 October, 2020.

Maria Guzman
Notary Public
My Commission Expires: 4-12-2022

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

Owner Name & Property Address:

Name: Kanika Washington Sanchez
Address: 4201 Grandville Boulevard
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Kanika Washington Sanchez
Address: 4201 Grandville Boulevard
City, State, Zip: Nashville, TN 37207

Tax ID: 041-02-0-024.00

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022