Karen Johnson Davidson County
Batch# 515614 DEEDWARR
11/12/2020 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20201112-0133767

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203946

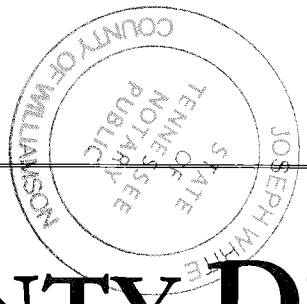
After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$200,000.00** 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 12th day of November, 2020.

Notary Public
My Commission Expires: 5/15/2021



WARRANTY DEED

THIS INDENTURE, made this 12th day of November, 2020, among:

SHARON ANN FULTS AND LISA JOYCE GANN AND DANIEL BLAINE ARMSTRONG AND TIMOTHY HOOPER

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

AND

C & C RESIDENTIAL PROPERTIES, INC

, 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. 93 on the Plan of Section 1,

Chelsea Village, of record in Plat Book 7900, Pages 119-121, 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 Charles W. Hooper and wife, Dell M. Hooper by Warranty Deed from Christopher L. Joslin and wife, Rebecca O. Joslin, of record in Book 10914, Page 431, Register's Office for Davidson County, Tennessee, dated May 1, 1998 and recorded on May 4, 1998.

Pursuant to Affidavit of Heirship in Instrument No. 20200710-0075084, amended in Instrument No. 20200904-0101061, Charles W. Hooper having died on or about February 19, 2002, leaving Madie Adell Hooper as surviving tenant. Madie Adell Hooper having died May 01, 2020, survived by Sharon Hooper Fults and Lisa Hooper Gann and Charles Timothy Hooper and Daniel Blaine Armstrong.

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.

Sharon Ann Fults

Sharon Ann Fults

Lisa Joyce Gann

Lisa Joyce Gann

Daniel Blaine Armstrong

Timothy Hooper

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sharon Ann Fults, Lisa Joyce Gann, Daniel Blaine Armstrong, and Timothy Hooper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: C & C Residential Properties, Inc
Address: 909 Septo Ct
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: C & C Residential Properties, Inc
Address: 13465 Midway, Ste 102
City, State, Zip: Dallas, TX 75244

Tax ID: 149-07-0A-093.00CO

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

