Karen Johnson Davidson County
Batch# 518458 DEEDWARR
11/19/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20201119-0136117

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0806

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of November, 2020

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leah Ann Cockerham 1405 Stratford Avenue Nashville, TN 37216	Truist Bank 223 West Nash Street Wilson, NC 27893	072-04-0-086.00

WARRANTY DEED

FOR AND IN 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, I/WE,

CJP Properties LLC, a Nevada Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leah Ann Cockerham, a single woman

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 the Southerly part of Lot No. 4 of Block "B" on the Plan of Inglewood Golf Club of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 4 fronts 61 feet on the Easterly margin of Stratford Avenue and extends back 163.5 feet on the Southerly line and 167.7 feet on the Northerly line to a dead line in the rear measuring 59.26 feet, as described in deed of record in Book 5588, Page 466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CJP Properties, LLC by Warranty deed from Wilfred Taylor as Personal Representative of The Estate of Artiemae Lorietta Taylor, deceased of record in Instrument No. 20200306-0025668 Register's Office for Davidson County, Tennessee, dated March 03, 200 and recorded on March 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1405 Stratford Avenue, Nashville, TN 37216

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

Dated this the 13th day of November, 2020.

CJP Properties LLC, a Nevada Limited Liability Company

By: _____ _____
Caitlin Murnick Jason Hoster

STATE OF TENNESSEE COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Caitlin Murnick and Jason Hoster,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Members** of **CJP Properties LLC,** , the within named bargainor, a **Nevada Limited Liability Company**, and that they as such **Members**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by themselves as **Members**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of November, 2020.



_____
Notary Public
My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021