Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2009893

Karen Johnson Davidson County
Batch# 521728 DEEDWARR
11/25/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20201125-0138466

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2020.

Notary Public
My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kirk V. Humbles,, Jr. and Erin E. Humbles	owners at property	061-10-0-066.00
3832 Edwards Ave.	address	
Nashville, TN 37216		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C.J Management & Consulting, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kirk V. Humbles, Jr. and Erin E. Humbles, Trustees, under The Humbles Family Trust dated January 9, 2020, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, 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 lot No. 157 fronts 100 feet on the Westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to George Burton and wife, Bonnie A. Burton by Warranty Deed from J. H. Harrison and wife, Pearl Harrison, of record in Book 3375, Page 637, Register's Office for Davidson County, Tennessee, dated May 09, 1962 and recorded on May 11, 1962.

Subject property was awarded to Bonnie Anderson Burton from Decree of Divorce from George Burton recorded August 6, 1968, of record in Book 4257, Page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beth Bruce, Trustee, by Quitclaim Deed from Bonnie A. Burton, of record in Book 5244, Page 770, Register's Office for Davidson County, Tennessee, dated January 18, 1978 and recorded on January 19, 1978, and within the same Deed the said Beth Bruce, Trustee, conveyed his interest in the subject property to Kathy Elaine Burton Chunn and Gary Lee Burton.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Kathy Elaine Burton Chunn of record in Book 7209, Page 894, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 21, 1987.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Gary Lee Burton of record in Book 7209, Page 896, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 21, 1987.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Gary Lee Burton of record in Book 7214, Page 487, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 24, 1987.

Bonnie Burton died May 6, 2019, her estate being administered through Davidson County Probate Court, Docket No. 19P1040.

Affidavit of Heirship recorded on June 02, 2020 in Instrument No. 20200602-0056642, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C.J Management & Consulting, LLC, a Tennessee Limited Liability Company by Warranty deed from Cathey Elaine Burton Chunn of record in Instrument No. 20200602-0056643 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 02, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3832 Edwards Ave., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of October, 2020.

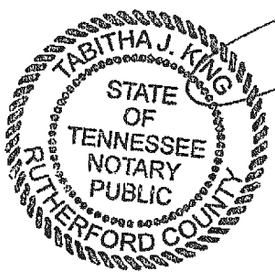
CJ Management & Consulting, LLC

BY:_____
Christopher Jones, President

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named CJ Management & Consulting LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is president of CJ Management & Consulting, LLC that he is authorized by CJ Management & Consulting, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 26th day of October, 2020.



_____
Notary Public at Large
My Commission Expires: 4/18/21

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