RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204250 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 **$324,900.00** 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 11th day of January, 2021. Notary Public My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 553169 DEEDWARR
01/13/2021 09:32:51 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210113-0005782

THIS INDENTURE, made this 31st day of December, 2020, among:

C&C RESIDENTIAL PROPERTIES INC

A TEXAS CORPORATION

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

AND

SHIRESE R. GOLDRING AND ANDREW GOLDRING, WIFE AND HUSBAND

of Davidson County, Tennessee, 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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot Number 328 on the Plan of Bellshire Estates, Section A, of record in Plat Book 2331, pages 115-116, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to C & C Residential Properties, Inc by Warranty Deed from Peggy G. Schroeder dated July 2, 2020 filed of record in Instrument Number 20200707-0073357, Register's Office for Davidson County, Tennessee

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.

C & C Residential Properties Inc.

BY: _____

Charles E Carrier

ITS: President

State of Texas
County of Dallas

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Charles E. Carrier, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of C & C Residential Properties Inc., the within named bargainor, a corporation, and that he as such President of C & C Residential Properties Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 11th day of January, 2021.

_____
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: Shirese Goldring and Andrew Goldring
Address: 3928 Sussex Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

SAME

Tax ID: 041-11-0-045.00