Karen Johnson Davidson County
Batch# 580997 DEEDWARR
03/01/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210301-0025855

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204293

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 **$185,000.00** 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 23rd day of February, 2021.

Notary Public
My Commission Expires: 3/17/2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2021, among:

C&C RESIDENTIAL PROPERTIES INC

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

AND

NANCY RYANS

, 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. 2 on the Plan of Final Plat, Second Resubdivision of Reserve Parcel "B" of E. A. Lindsley Resubdivision of record in Plat Book 6200, Page 927, 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 Luther M. Phippin and Kenneth C. Phippin, Jr. by Warranty deed from Chase Manhattan Mortgage Corporation of record in Instrument No. 20031201-0172372 Register's Office for Davidson County, Tennessee, dated November 18, 2003 and recorded on December 01, 2003.

Being the same property conveyed to C & C Residential Properties Inc, A Texas Corporation by Warranty deed from Luther M. Phippin and Kenneth C. Phippin, Jr. of record in Instrument No. 20190725-0073128 Register's Office for Davidson County, Tennessee, dated July 22, 2019 and recorded on July 25, 2019.

Being also known as 3028 Hillside Road Nashville, Tennessee 37207.

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

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 23rd day of February, 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: Nancy Ryans
Address: 3028 Hillside Road
City, State, Zip: Nashville, TN 37207
Address: 8233 Wikle Rd. E.
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Nancy Ryans
Address: 3028 Hillside Road
City, State, Zip: Nashville, TN 37207
Address: 8233 Wikle Rd., E.
City, State, Zip: Brentwood, TN 37027

Tax ID: 060-08-0-091.00

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021