WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021.

Notary Public

COMMISSION EXPIRES:

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 588463 DEEDWARR
03/10/2021 08:22:33 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20210310-0031129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neelima Wagley Jack Wong	New Owner	081-15-0E-002.00
(NAME) 1523B 14th Avenue ~~South~~ North	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **C & C Ventures LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neelima Wagley and Jack Wong, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit B of Homes At 1523 14th Avenue North, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for Homes At 1523 14th Avenue North, of record in Instrument No. 20190815- 0081885, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference is hereby made to the plan of Homes At 1523 14th Avenue North for placement of Units, as shown on Exhibit "B" of the record in the Declaration of Covenants, Conditions and Restrictions for Homes At 1523 14th Avenue North, for a more complete identification and description of such Units.

Being a portion of the same property conveyed to C & C Ventures, LLC by Warranty Deed from David Craft and Lisa Cox, both unmarried of record in Instrument No. 20170417-0036960, dated April 6, 2017 and recorded April 17,2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1523B 14th Avenue ~~South~~ North Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

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; and we do 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, successors 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 our hands this 24th day of February, 2021.

C & C Ventures LLC, a Limited Liability Company

By: _____
Robert L. Scruggs, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Authorized Agent of C&C Ventures, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as **Authorized Agent.**

WITNESS my hand and seal this 24th day of February, 2021.

_____
Notary

Commission Expires: _____

