Karen Johnson Davidson
Batch# 635137 DEEDWARR
05/13/2021 10:45:03 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210513-0064647

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214725

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 **$460,000.00** 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 9th day of April, 2021.

Notary Public

My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

THIS INDENTURE, made this 9th day of April, 2021, among:

C 3 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

RACHEL DEEB, UNMARRIED WOMAN AND RICHARD DEED, A MARRIED MAN, JOINT TENANTS WITH RIGHTOF SURVIVORSHIP

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".

Land in Davidson County, Tennessee, being Lot No. 41 and 42 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Page (s) 136 and 137, 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 C 3 Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert Robinson Amason and Geneva Hall of record in Instrument No. 20180507-0043367 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 07, 2018.

Being also known as 2428 Branch Street, Nashville, Tennessee 37216.

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 3 Properties, LLC

BY: _____

Wyatt Tiffany, Chief Executive Officer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wyatt Tiffany, 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 Chief Executive Officer of C 3 Properties, LLC and as such Chief Executive Officer, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 9th day of April, 2021.

_____
Notary Public
My Commission Expires: 5/15/2024

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Rachel Deeb and Richard Deeb
Address: 2428 Branch Street
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Rachel Deeb and Richard Deeb
Address: 2428 Branch St
City, State, Zip: Nashville, TN 37216

Tax ID: 072-11-0-108.00