Karen Johnson Davidson County
Batch# 653070 DEEDWARR
06/09/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20210609-0077575

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215035

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 $469,900.00 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 7th day of June, 2021.

CARMEN COATS NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-06-2022

Notary Public
My Commission Expires: _____

# WARRANTY DEED

**THIS INDENTURE**, made this 7th day of June, 2021, among:

**LYZ INVESTMENT, A TENNESSEE PARTNERSHIP**

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

**AND**

**WILLIAM COONEY, UNMARRIED AND CLAIRE RIGGINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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 part of Lot No. 39 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977 as follows:**

**Beginning at a point on the Westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40; thence running with the line between said lots Westwardly 210.8 feet to a point; thence Northwardly 2.5 feet; thence Westwardly 178.06 feet to a point; thence Southwardly 118.31 feet to a point; thence Eastwardly 416.63 feet to a point in the Westerly side of Graycrofi Avenue; thence running with the margin of said avenue, 115.0 feet to the point of beginning.**

**Being the same property conveyed to Matthew Moore and wife, Amy Moore, and Billy J. Estes, as tenants in common with right of survivorship by Warranty deed from Jamie Dent of record in Instrument No. 20141030-0100091 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 30, 2014.**

**Being the same property conveyed to Amy Moore by QuitClaim deed from Matthew Moore of record in Instrument No. 20170511-0046943 Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on May 11, 2017.**

**Being the same property conveyed to Rebuilt Realty, LLC, a Limited Liability Company by Warranty deed from Amy E. Moore, an unmarried woman of record in Instrument No. 20210203-0015450 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 03, 2021.**

**Being the same property conveyed to LYZ Investment, a Tennessee Partnership by Warranty deed from Rebuilt Realty, LLC, a Limited Liability Company of record in Instrument No. 20210210-0019338 Register's Office for Davidson County, Tennessee, dated February 10, 2021 and recorded on February 10, 2021.**

**Being also known as 705 N Graycroft Ave Madison, Tennessee 37115.**

**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.

**LYZ Investment**

**BY:** _____
**Xiaogang Zhang, Member**

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 Xiaogang Zhang, 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 they are a Member of LYZ Investment, and as such Member, they are authorized to execute this instrument on its behalf.

Witness my hand and official seal this 7th day of June, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

**Owner Name & Property Address:**

Name: William Cooney and Claire Riggins
Address: 705 N Graycroft Ave
City, State, Zip: Madison, TN 37115

**Responsible Party For Taxes:**

Name: ~~William Cooney and Claire Riggins~~
Address: ~~705 N Graycroft Ave~~
City, State, Zip: ~~Madison, TN 37115~~

CMG Financial
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

**Tax ID: 042-07-0-043.00**

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022