WARRANTY DEED

Karen Johnson Davidson County
Batch# 664977 DEEDWARR
06/25/2021 10:36:22 AM 3 pgs
Fees: $18.00 Taxes: $906.50

20210625-0086381

BM-SB-CJ-21-3512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CJ Management & Consultiing, LLC	**New Owner**	
(NAME)	(NAME)	
3512 Saindon Street	1659 Constellation Court	**133-05-0-015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD STINSON, UNMARRIED AND SHELLEY MORGAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJ MANAGEMENT & CONSULTIING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**
, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, 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 Donald Stinson and Shelley Morgan, joint tenants with right of survivorship by Quitclaim deed fromDonald Stinson, Loretta Ann Hudson, Shelley Morgan (fka Shelley Stinson) and Christopher Morgan in Instrument No. 20210625-0086380 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 25, 2021.

Further being the same property conveyed to Donald Stinson and Loretta Ann Hudson and Shelley Stinson, joint tenants with right of survivorship by Quitclaim deed from Donald Stinson and Loretta Ann Hudson, joint tenants with right of survivorship of record in Instrument No. 20080508-0047897 Register's Office for Davidson County, Tennessee, dated March 19, 2008 and recorded on May 08, 2008.

Further being the same property conveyed to Donald Ray Stinson, unmarried and Loretta Hudson, unmarried, joint tenants with right of survivorship by Quitclaim deed from Donald Stinson, unmarried of record in Instrument No. 20061221-0157625 Register's Office for Davidson County, Tennessee, dated November 03, 2006 and recorded on December 21, 2006.

Further being the same property conveyed to Donald Stinson by Quitclaim deed from Loretta Hudson of record in Instrument No. 20050214-0016468 Register's Office for Davidson County, Tennessee, dated September 01, 2004 and recorded on February 14, 2005.

Further being the same property conveyed to Donald Stinson and wife Diana Stinson and Loretta Ann Hudson as all tenants with the right of survivorship by Quitclaim deed from Diana Stinson and husband Donald Stinson of record in Instrument No. 20040915-0111110 Register's Office for Davidson County, Tennessee, dated August 23, 2004 and recorded on September 15, 2004.

Further being the same property conveyed to Donald Stinson and wife, Diana Stinson by Quitclaim deed from Diana Lynn Stinson of record in Instrument No. 20030228-0026887 Register's Office for Davidson County, Tennessee, dated February 14, 2003 and recorded on February 28, 2003.

Further being the same property conveyed to Geraldine F. Lanier, unmarried by Installment deed from James Glenn Cowan, Sr. and wife, Linda Cowan of record in Book 9435, page 877, Register's Office for Davidson County, Tennessee, dated August 09, 1994 and recorded on August 12, 1994.

Will recorded on March 28, 2000 in Instrument No. 20000328-0031116.

Donald Stinson and Donal Ray Stinson are one and the same person.

NOTE: CHRISTOPHER MORGAN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3512 Saindon Street, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 18th DAY OF JUNE, 2021.

Donald Stinson

Shelley Morgan

Christopher Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD STINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212