Karen Johnson Davidson County
Batch# 689418 DEEDWARR
08/03/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $717.06
20210803-0104270

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY of JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C&C Residential Properties, Inc., a Texas corporation	C&C Residential Properties, Inc., a Texas corporation	162 03 0 085.00
(NAME)	(NAME)	
13465 Midway Road, Suite 102	13465 Midway Road, Suite 102	
(ADDRESS)	(ADDRESS)	
Dallas, TX 75244	Dallas, TX 75244	
(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 considerations, the receipt of which is hereby acknowledged, I/we Raymond Benoit and Jean Benoit, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto C&C Residential Properties, Inc., a Texas corporation, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Situated in the County of Davidson in the State of Tennessee

Being Lot No. 11 on the Plan of Colewood Hills, as of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 11 fronts 78.0 feet on the westerly margin of McLendon Drive, and extends back 190.32 feet on the northerly side, extends back 202.57 feet on the southerly sideline and measures 69.34 feet across the rear lot line.

Being the same property conveyed to Raymonde Benoit and husband Jean Benoit by Warranty Deed from Carolyn Butler, unmarried, dated 10/17/2003 and recorded 10/24/2003, of record in Instrument 200310240157326, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5033 McLendon Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1321077
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 30th day of July, 2021.

x Raymonde Benoit
Raymond Benoit

x Jean Benoit
Jean Benoit

State of NEW YORK
County of Bronx

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Benoit and Jean Benoit, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2021.

Betty J. Edwards
Notary Public:
My Commission Expires: 8/28/2022

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

BETTY J EDWARDS
Notary Public - State of New York
NO. 01ED6152055
Qualified in Bronx County
My Commission Expires Aug 28, 2022

202108030104270

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-30-21.

Affiant
Date: 8-2-21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2nd day of Aug, 2021.

Notary Public

My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024