WARRANTY DEED

Karen Johnson Davidson County
Batch# 702949 DEEDWARR
08/23/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,541.05
20210823-0113670

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $416,500.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of August, 2021.

NOTARY PUBLIC

My commission expires: 5/5/2025

JAMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1081 NEEL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob S. Neel and Shawna Wetzel Stephen W. Neel and Lisa S. Neel	Mortgage Investors Group	
(NAME) 919B Riverside Drive	(NAME) 8320 E. Walker Springs Lane, Ste. 200	~~083 07 0 216.00~~
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville, TN 37923	083-07-20-007.00
(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&J Builders, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob S. Neel and Shawna Wetzel, Husband and Wife and Stephen W. Neel and Lisa S. Neel, Husband and Wife, all as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. B on the Plan of Homes at 919 Riverside Drive, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200402-0035259, 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 a portion of the same property conveyed to Joe M. Kpana-Quamoh, unmarried by Warranty deed from Walter W. Ford and wife, Mabel A. Ford and Marie Bennet of record in Book 6484, page 262, Register's Office for Davidson County, Tennessee, dated January 09, 1985 and recorded on January 30, 1985.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty deed from Karimu Daniel Kpana-Quamoh, Jayleen Snow, and Alexus Snow, Devisees under the will of Joe M. Kpana-Quamoh of record in Instrument No. 20190501-0040375 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 01, 2019.

Being a portion of the same property conveyed to B and H Properties, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190521-0048092 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 21, 2019.

Being the same property conveyed to C&J Builders, LLC by Quitclaim deed from B & H Properties, LLC of record in Instrument No. 20200618-0063951 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

DESIGNATED as Tax ID: 083-07-0-216.00

This is
unimproved ☐
improved ☒ property known as 919B Riverside Drive, Nashville, TN 37206

(House Number)	(Street)	(P.O. Address)	(City or Town)	(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 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 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 hand this the 19th day of August, 2021.

C&J Builders, LLC

BY: _____ Member
Christopher Bagwell, Member

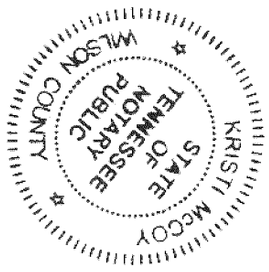
BY: _____
Jason McCoy, Member

STATE OF TENNESSE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bagwell and Jason McCoy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **C&J Builders, LLC,** a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 19th day of August 2021

_____
Notary Public

My Commission Expires:
3/25/2023



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 08/23/2021 (date ~~of document~~).

Affiant Signature

08/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025