# WARRANTY DEED

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 20 DAY OF AUGUST, 2021

Notary Public

MY COMMISSION EXPIRES: (AF

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

DM-CJ-21-1432

Karen Johnson Davidson County
Batch# 703666 **DEEDWARR**
08/24/2021 11:11:26 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210824-0114212

**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 and Consulting, LLC** | Newowner | |
| (NAME) | (NAME) | **072-08-0-044.00** |
| **1659 Constellation Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **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, **ROGER D. DELIUS AND JOY C. DELIUS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJ MANAGEMENT AND CONSULTING, 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:

Being a tract of land lying in the 7th Councilmanic District of Davidson County, Tennessee, said lands being bound on the northeast by John Patrick & Jonell Smith (QC-20140305-0018314), on the southeast by Andrea Nanette Wiseman ETAL (DB-20210616-0081626) and Robin E. Willis (DB-20130705-0069681), on the southwest by Anna B. Campbell (DB-201602290018931), and on the northwest by McGavock Pike (60 ft. Right-of-Way), and being more particularly described as follows:

BEGINNING at an iron pipe found lying on the southeast margin of McGavock Pike, said pipe being thenorthwest corner of John Patrick & Jonell Smith and having a Tennessee Geodetic Reference Network (TGRN) coordinate of N:682530.24, E:1755811.30; thence leaving the margin of McGavock Pike and with Smith S 27°15'20" E, 323.49 ft. to a point, said point lying on the northeastern line of Andrea Nanette Wiseman; thence with Wiseman S 62°07'36" W, 29.48 ft. to an open top iron pipe found, said pipe being the northeast corner of Robin E. Willis, and having a TGRN coordinate of N:682228.90, E:1755933.42; thence with Willis S 62°07'36" W, 81.22 ft. to a point, said point being the southeast corner of Anna B. Campbell; thence with Campbell N 27°11'54" W, 323.50 ft. to an open top iron pipe found on the southeast margin of McGavock Pike; thence with the said margin of McGavock Pike N 62°07'36" E, 110.38 ft. to the POINT OF BEGINNING containing 0.82 acres ± or 35756 square feet ± according to a survey performed by Russell A. White, TN RLS-2932, CFS TN-043 D/B/A Associates in Surveying & Mapping P.O. Box 166, Unionville, TN 37180 dated 08/13/2021, and being the property described in DB-20040420-0044648 as recorded in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Roger D. Delius and Joy C. Delius, husband and wife, by Warranty Deed from Ann Gail Lee, a married woman, William H. Cheatham, a married man, Willie Owen Cheatham, a married man and Tammy L. Ralls, a married woman, of record in Instrument No. 20040420-0044648 Register's Office for Davidson County, Tennessee, dated April 08, 2004 and recorded on April 20, 2004.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 106, Register's Office for Davidson County, Tennessee.
- Property taxes for the year 2021, a lien not yet due and payable
- Encroachment Easement of record in Book 11211, Page 717, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to U.S.A of record in Instrument Number 20200109-0003138, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1432 McGavock Pike, Nashville, Tennessee 37216**.

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 20 DAY OF AUGUST, 2021.

Roger D. Delius

Roger D. Delius

Joy C. Delius

Joy C. Delius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER D. DELIUS, 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 20th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY C. DELIUS, 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 20th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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