Karen Johnson Davidson County
Batch# 719130 DEEDWARR
09/17/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210917-0125174

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215795

**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 **$250,000.00** 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 14th day of September, 2021.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 14th day of September, 2021, among:

## EMILY CATHCART

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

**AND**

## C & C RESIDENTIAL PROPERTIES INC
## A Texas Corporation

of Davidson County, Tennessee, 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".

**Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:**

**Beginning at a point in the Nashville Branch Creek where it intersects with the East Fork of Pond Creek; thence south 41 degrees 30' East 214 feet to an iron pin; thence South 44 degrees 30' East 184.5 feet to an iron pin at the intersection of the creek; thence South 30 degrees 30' West 357 feet to an iron pin on the hill approximately 150 feet from the northeast corner of the old cemetery fence; thence North 61 degrees 30' West 342.5 feet to an iron pin in the creek; thence with the center of the creek North 17 degrees 00' East 212.5 feet to an iron pin in the center of the creek; thence North 31 degrees 00' east 108.5 feet to an iron pin in the centerline of the creek; thence North 33 degrees 30' East 157.5 feet to the point of beginning and containing 3.06 acres, more or less.**

**BEING the same property conveyed to Emily Cathcart Hickerson by Warranty Deed from Anna D. Goforth dated August 25, 2000 and filed of record in Instrument No. 20000828-0084801 Register's Office for Davidson County, Tennessee. Emily Cathcart Hickerson conveyed the property to Emily Cathcart in Quitclaim Deed dated June 27, 2013 and filed of record in Instrument No. 20130204-0011173, Register's Office for Davidson County, Tennessee.**

**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.

**Emily Cathcart**

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 14th day of September, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires: _____

**Owner Name & Property Address:**

Name: C & C Residential Properties Inc
Address: 1090 Garland Hollow Rd.
City, State, Zip: Pegram, TN 37143

**Responsible Party For Taxes:**

Name: C&C Residential Properties
Address: 13465 Midway Road, Ste 102
City, State, Zip: Dallas, TX 75244

**Tax ID: 088-00-0-006.00**

Certificate of Authenticity

I, Nick Harris, 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 9-14-2021.

Date

Affiant Signature

9-14-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON