WARRANTY DEED

Karen Johnson Davidson County
Batch# 738166 DEEDWARR
10/18/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20211018-0139455

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF October 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE W... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
CBC Investments LLC	CBC Investments, LLC	
(NAME) 651 S Mt. Juliet Rd #1150	(NAME) 651 S. Mt Juliet Rd #1150	08207021200
(ADDRESS) Mt Juliet TN 37122	(ADDRESS) Mt Juliet TN 37122	
(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, **2nd and Berry, LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CBC Investments LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot Nos. 86 & 87 on the Plan of Harris Addition to Edgefield of record in Plat Book 2, Page 100, 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 2nd and Berry, LLC, by virtue of that certain Quit Claim Deed dated September 19, 2013, and being of record at Instrument No. 20130920-0099350 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Barry A Peterson by virtue of Warranty Deed dated July 26, 2013 at Instrument No. 20130730-0079218 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 528 N 2nd St, Nashville, TN 37207
(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 8th day of October, 2021.

2nd and Berry, LLC

By: **Barry Peterson, Managing Member**

STATE OF TEXAS
COUNTY OF COLLIN

Before me, a Notary Public of said County and State, personally appeared **Barry Peterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Managing Member** of **2nd and Berry, LLC** the within named bargainer, and that he/she as such **Managing Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Managing Member**.

WITNESS my hand and official seal at office this 8th day of October, 2021.

Notary Public

My Commission Expires: 07/22/2024

LOUISE SIZE
Notary ID #132581268
My Commission Expires
July 22, 2024

Certificate of Authenticity

I, Cari Allen, 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 10-12-21.

Cari Allen
Affiant Signature

10-12-21
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 12th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-22