Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226500

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 **$335,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Subscribed before me this 22th day of February, 2022.

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 811463 DEEDWARR
02/25/2022 12:25:29 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20220225-0021735

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

THIS INDENTURE, made this 22nd day of February, 2022, among:

C & C RESIDENTIAL PROPERTIES INC., A TEXAS CORPORATION

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

AND

TODD DANIEL ANDREWS, JR., unmarried and
LACEY FLEMING, unmarried, as Joint Tenants with Rights of Survivorship

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 C & C Residential Properties Inc., a Texas corporation by Warranty Deed from Emily Cathcart, dated September 14, 2021, of record in Instrument No. 20210917-0125174, Register's Office for Davidson County, Tennessee.

This property being known as 1090 Garland Hollow Road, Pegram, TN 37143.

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.

C&C Residential, Inc.

BY: _____

Charles E. Carrier

Its: President

State of Texas

County of Dallas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Carrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of C & C Residential Properties, Inc. and as such President, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 22nd day of February, 2022.

_____
Notary Public
My Commission Expires: 7-26-25

JESSICA LOPEZ
Notary Public, State of Texas
Comm. Expires 07-26-2025
Notary ID 133232526

Owner Name & Property Address:

Name: Todd Andrews, Jr. and Lacey Fleming
Address: 1090 Garland Hollow Road
City, State, Zip: Pegram, TN 37143

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 088-006.00