WARRANTY DEED

Karen Johnson Davidson County
Batch# 812922 DEEDWARR
03/01/2022 11:11:04 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220301-0023045

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

AFFIANT

Subscribed and sworn to before me this the 24th day of February, 2022.

NOTARY PUBLIC

My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

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

File # 22-1020 THONE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Alan Thone and Meredith Ann Thone	New Owner	
(NAME)	(NAME)	
921A Woodmont Blvd		118-09-0W-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Alan Thone and Meredith Ann Thone husband and wife**, 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. A on the Plan of Homes at 921 Woodmont Blvd, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 921 Woodmont Blvd, of record in Instrument No. 20200401-0034912, 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 Anne L. Pierce and John F. Pierce, wife and husband by Warranty deed from Stephen Hinton and Hilary Hinton, husband and wife of record in Instrument No. 20130614-0061199 Register's Office for Davidson County, Tennessee, dated June 12, 2013 and recorded on June 14, 2013.

Being a portion of the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty deed from Anne L. Pierce and husband, John F. Pierce of record in Instrument No. 20200331-0034352 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on March 31, 2020.

Being a portion of the same property conveyed to C&J Builders, LLC, a Tennessee limited liability company by Warranty deed from Music City Financial LLC, Texas limited liability company of record in Instrument No. 20200401-0034911 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 01, 2020.

Being also known as 921 A Woodmont Blvd, Nashville, Tennessee 37204.

DESIGNATED as Tax ID: 118-09-0W-001.00-CO

This is
unimproved ☐
improved ☒ property known as 921A Woodmont Blvd, Nashville, TN 37204

(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 24th day of February, 2022.

C&J Builders, LLC, a Tennessee Limited Liability Company

MEMBER

Christopher B. Bagwell, Member

Jason McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christopher B. Bagwell, member and Jason McCoy, member for C & J Builders, LLC with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledges that they are the members of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Mt Juliet, TN on this this 24th day of February, 2022.

Notary Public

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 3/25/2023