Karen Johnson Davidson County
Batch# 816218 DEEDWARR
03/07/2022 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220307-0025308

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2022

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of February, 2022.

Carmen Coats
NOTARY PUBLIC

My commission expires:

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

File # 21-1217 STEBELTON

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. Stebelton and Melissa J. Stebelton husband and wife	Mortgage Investors Group	
(NAME) 921B Woodmont Blvd	(NAME) 8320 East Walker Springs Ln	118-09-0W-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Knoxville TN 37923	
(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 **Andrew D. Stebelton and Melissa J. Stebelton 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 B of Homes at 921 Woodmont Blvd, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 921 Woodmont Blvd, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200401-0034912, Register's Office for Davidson County, Tennessee.

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 March 27, 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 and J Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, A 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 921B Woodmont Blvd Nashville, TN 37204.

DESIGNATED as Tax ID: 118-09-0W-002.00-CO

This is unimproved ☐ improved ☒ property known as 921B 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 8th day of February, 2022.

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

BY: MEMBER
Christopher Bagwell, Member

BY: 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 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 the 7th day of February, 2022.

Notary Public
My Commission Expires: 3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/24/2022 ____ (date of document).

Affiant Signature

02/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025