WARRANTY DEED

Karen Johnson Davidson County
Batch# 879294 DEEDWARR
06/28/2022 09:54:29 AM 2 pgs
Fees: $13.00 Taxes: $5,211.60

20220628-0074076

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,408,540.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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

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

File # 22-1049 TOZER

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean E. Tozer an unmarried man	New Owner	
(NAME)	(NAME)	118-09-0X-002.00-CO
3503 General Bate Drive		
(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 and J Builders, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean E. Tozer an unmarried man**, 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 on the plan of Homes at 917 Woodmont and 3503 General Bate, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of Homes at 917 Woodmont and 3503 General Bate, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201110- 0132068, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Nikkin Construction, LLC by Warranty deed from Mary Jean Carson of record in Instrument No. 20170118-0005458 Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on January 18, 2017.

Being a portion of the same property conveyed to C and J Builders, LLC by Warranty deed from Nikkin Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210122-0009473 Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 22, 2021.

Affidavit Recorded in Instrument No. 20220218-0019236, Register's Office for Davidson County, Tennessee..

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

This is
unimproved ☐
improved ☒ property known as 3503 General Bate Drive, 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 June, 2022.

C and J Builders, LLC

BY: _____
Christopher B. Bagwell, Member

_____
Jason McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared before me, Christopher B. Bagwell and Jason McCoy, with who I am personally acquainted and who upon their oath acknowledged themselves to be the Members of **C and J Builders, LLC**, the within named bargainor(s), a Tennessee limited liability company, and that they as such members, having authorized to do so executed the forgoing instrument for the purposes contained by signing the name of the limited liability company, by the said Christopher B. Bagwell and Jason McCoy, as such Members.

Witness my hand and official seal, this the 24th day of June, 2022.

_____
Notary Public

My Commission Expires:

3/25/23

