WARRANTY DEED

Karen Johnson Davidson County
Batch# 885379 **DEEDWARR**
07/07/2022 11:14:32 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220707-0078411

JM-CJ-22-3813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CJ Management & Consulting, LLC	**NEW OWNER**	
(NAME)	(NAME)	**133-12-0-082.00**
1659 Constellation Ct.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY C. LEE, EXECUTOR FOR THE ESTATE OF ESSIE IRENE LEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJ MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Scotwood Drive, the common front corners of Lots Nos. 35 and 36 in said plan; thence south-westwardly with the dividing line between said two lots 160.48 feet to a point; thence northwestwardly 78.66 feet to a point; thence north-eastwardly along the dividing line between Lots Nos. 36 and 37 in said plan 170.9 feet to a point in the westerly margin of Scotwood Drive, the common front corners of Lots Nos. 36 and 37 in said plan; thence south-eastwardly along the margin of said Scotwood Drive 70 feet to the point of beginning.

Being the same property conveyed to James R. Lee and wife, Irene Lee by Warranty deed from Windsor Development Company of record in Book 4034, page 807, Register's Office for Davidson County, Tennessee, dated July 11, 1966 and recorded on July 12, 1966.

The said James R. Lee died February 20, 2008 leaving Irene Lee as the surviving tenant by the entirety.

The said Irene Lee died testate on February 9, 2019 with Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 19P607.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3251, Page 18 and Book 3792, Page 445, amended in Book 3816, Page 784, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710 , Page 417 and Book 6369, Page 623, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3813 Scotwood Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF JULY, 2022.

Estate of Essie Irene Lee

BY: Terry C. Lee Executor
Terry C. Lee
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY C. LEE, EXECUTOR of the ESTATE OF ESSIE IRENE LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of July, 2022.

Notary Public
My Commission Expires: 3/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212