Karen Johnson Davidson County
Batch# 923897 DEEDWARR
09/30/2022 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20220930-0108154

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227203

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 $250,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of September, 2022.

Notary Public
My Commission Expires: 3-7-23

K. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 29th day of September, 2022, among:

MILTON M. CUMMINS

A SINGLE MAN

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

AND

C & C RESIDENTIAL PROPERTIES INC.
A TEXAS CORPORATION

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".

Land in Davidson County, Tennessee, being Lot/Unit No. 1404, on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Milton Cummins and wife, Lillian Cummins by deed from Timothy P. Riley and Mary B. Haas, kna Mary B. Riley, dated May 22, 2007, of record in Instrument No. 20070524-0061865, Register's Office for Davidson County, Tennessee. The property was further conveyed to Milton Cummins and wife, Lillian Cummins, as to a Life Estate and her son Stephen

Horlick, as Executor under her Last Will and Testament dated May 9, 2011 by deed dated May 13, 2011, of record in Instrument No. 20110513-0036985, said Register's Office. And, further conveyed to Lillian Cummins by deed from Stephen Horlick, dated January 29, 2016, of record in Instrument No. 20160202-0009895, said Register's Office. And, further conveyed to Milton Cummins and wife, Lillian Cummins by deed from John C. Hess, Trustee, dated February 10, 2016, of record in Instrument No. 20160210-0012840, said Register's Office. And, further conveyed to Milton M. Cummins and wife, Lillian F. Cummins, as tenants by the entireties with right of survivorship by deed from Michael J. Mills, Trustee, dated August 5, 2016, of record in Instrument No. 20160822-0087574, said Register's Office. The said Lillian F. Cummins having since died on September 29, 2020, leaving Milton M. Cummins as surviving tenant by the entirety.

Being also known as 757 Tulip Grove Road, Unit 1404, Hermitage, TN 37076.

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.

Milton M Cummins

Milton M. Cummins

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Milton M. Cummins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of September, 2022.

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8-29-2023

Owner Name & Property Address:

Name: C & C Residential Properties Inc.
Address: 757 Tulip Grove Road, Unit 1404
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: C & C Residential Properties Inc.
Address: 13465 Midway Suite. 102
City, State, Zip: Dallas, TX 75244

Tax ID: 075-12C-010

Certificate of Authenticity

I, **Nick Harris**, 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 **September 30, 2022**.

Affiant Signature

9/30/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

