Karen Johnson Davidson County
Batch# 928021 DEEDWARR
10/11/2022 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,894.40
20221011-0111455

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227649

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 **$512,000.00** 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 5th day of October, 2022.

JESSICA LOPEZ
Notary Public, State of Texas
Comm. Expires 07-26-2025
Notary ID 133232526

Notary Public
My Commission Expires 07-26-25

WARRANTY DEED

THIS INDENTURE, made this 5th day of October, 2022, among:

C&C RESIDENTIAL PROPERTIES, INC.

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

AND

TING TING WONG
A Single Woman

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 No. 65 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, 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 C&C Residential Properties Inc. by Warranty Deed from Rachel Reyes and Anthony Reyes, dated February 2, 2022, of record in Instrument No. 20220214-0016842, Register's Office for Davidson County, Tennessee.

This property being known as 1006 N. Graycroft Avenue, Madison, TN 37115.

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.

C&C Residential Properties, Inc.

BY: _____

Charles E. Carrier
ITS: President

State of ~~Tennessee~~ Texas
County of Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Charles E. Carrier*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Its President*** of ***C & C Residential Properties, Inc.*** the within named bargainor, and that he/she as such ***Its President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Its President***.

Witness my hand and official seal this 4th day of October, 2022.

_____
Notary Public
My Commission Expires: 7-26-25

JESSICA LOPEZ
Notary Public, State of Texas
Comm. Expires 07-26-2025
Notary ID 133232526

Owner Name & Property Address:

Name: Ting Ting Wong
Address: 1006 N. Graycroft Avenue
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Movement Mortgage LLC
Address: 5244 Lawn Hall Rd
City, State, Zip: Indian Land, SC 29707

Tax ID: 033-15-102.00

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 October 11, 2022 (date of document).

Affiant Signature

October 11, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023