This Instrument Prepared By ~~and Returned To:~~ Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227630 ~~**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 **$335,000.00** 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 17th 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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 933086 DEEDWARR
10/24/2022 12:56:21 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221024-0115336

THIS INDENTURE, made this 17th day of October, 2022, among:

C & C RESIDENTIAL PROPERTIES, INC.

A TEXAS CORPORATION

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

AND

JESSE T. BLACK
A SINGLE MAN

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".

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAO-22-605

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Valley Grove, Section 5, of record in Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to C & C Residential Properties Inc, a Texas Corporation by Warranty Deed from Walter Peak, an unmarried person, dated June 22, 2022, of record in Instrument No. 20220627-0073475, Register's Office for Davidson County, Tennessee.

This property being known as 605 Valley Grove Court, 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.

C & C Residential Properties, Inc., a Texas corporation

BY: _____
Charles E. Carrier
Its: President

State of Texas
County of

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 17th 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: Jesse Thomas Black
Address: 605 Valley Grove Court
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Same as new address
Address: _____
City, State, Zip: _____

Tax ID: 086-16-077.00