WARRANTY DEED

Karen Johnson Davidson County
Batch# 959398 DEEDWARR
01/09/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230109-0001816

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Kelsey Pittman
AFFIANT

Subscribed and sworn to before me this the 6th day of January, 2023.

Kristi McCoy
NOTARY PUBLIC

My commission expires: 3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

File # 22-1150 LEE

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Lee	SAME AS NEW OWNER	
(NAME)	(NAME)	118-09-0X-001.00-CO
917 Woodmont Blvd		
(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 & J Builders, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kate Lee a married person**, 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 A 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 hereby made for a more complete description 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 the same property conveyed to C & 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; and corrected by Affidavit of record in instrument No. 20220218-0019236, said register's office..

DESIGNATED as Tax ID: 118-09-0X-001.00-CO

This is
unimproved ☐
improved ☒ property known as 917 Woodmont Blvd, 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 6th day of January, 2023.

C & J Builders, LLC

BY: _____
Christopher B. Bagwell, Member

_____
Jason McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **C & J Builders, LLC**, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that Christopher B. Bagwell and Jason McCoy are the Members of C & J Builders, LLC, a limited liability company , the maker, that they are authorized by the maker to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the maker, for the purposes therein contained. Witness my hand and official seal, this the 6th day of January, 2023.

_____
Notary Public

My Commission Expires:
3/25/2023



Certificate of Authenticity

I, **Kristi McCoy**, 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 **January 6, 2023.**

Kristi McCoy 1/6/2023

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **January 6, 2023.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

