WARRANTY DEED

Karen Johnson Davidson County
Batch# 972757 DEEDWARR
02/21/2023 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230221-0012234

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of February, 2023.

NOTARY PUBLIC

My commission expires: 11-6-2024

HM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File # 22-1146 KELLY

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loran Elizabeth Kelly a single woman	SAME AS NEW OWNER	
(NAME)	(NAME)	063-16-0C-025.00-CO
5118 Southfork Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2084		
(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, **C2J Homes and Developments LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loran Elizabeth Kelly a single woman**, 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 all of Unit No. 25 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record, as Exhibit A to Instrument No. 20031031-0160338, and filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to C2J Homes and Developments LLC, a Tennessee limited liability company by Warranty Deed from Jo-Mac Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190219-0014774 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 19, 2019..

DESIGNATED as Tax ID: 063-16-0C-025.00-CO

This is
unimproved ☐
improved ☒ property known as 5118 Southfork Boulevard, Old Hickory, TN 37138-2084

(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 17th day of February, 2023.

C2J Homes and Developments LLC

BY: _____
Christopher B. Bagwell, Member

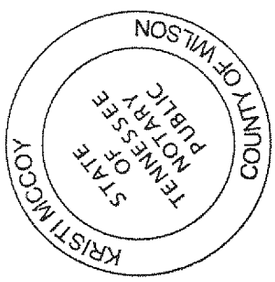
BY: _____
Jason McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher B. Bagwell, with who I am personal acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are the Members of C2J Homes and Developents, LLC, A Tennessee limited liability company, the maker, that they are authorized by the maker to executed the within named 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 17th day of February, 2023.

_____
Notary Public

My Commission Expires:
3/25/2023



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2-17-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** February **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM