Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-P-23-3813

Karen Johnson Davidson County
Batch# 973910 DEEDWARR
02/24/2023 10:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,742.70
20230224-0013141

Prepared By ~~and Return to~~
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $471,000.00.

Cameron Stewart
Affiant

File Number: TN-23-1264

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Subscribed and sworn to before me, this 22nd day of February, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Bobby Bell and Cameron Stewart	Same as new owner	133-12-0-082
3813 Scotwood Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CJ Management & Consulting, LLC**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cameron Stewart and Bobby Bell, Wife and Husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Scotwood Drive, the common front corners of Lots Nos. 35 and 36 in said plan; thence south-westwardly with the dividing line between said two lots 160.48 feet to a point; thence northwestwardly 78.66 feet to a point; thence north-eastwardly along the dividing line between Lots Nos. 36 and 37 in said plan 170.9 feet to a point in the westerly margin of Scotwood Drive, the common front corners of Lots Nos. 36 and 37 in said plan; thence south-eastwardly along the margin of said Scotwood Drive 70 feet to the point of beginning.

Being the same property conveyed to CJ Management & Consulting, LLC, a Tennessee limited liability company, by Warranty Deed from Terry C. Lee, Executor for the Estate of Essie Irene Lee, dated July 1, 2022, of record in Instrument Number 20220707-0078411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3813 Scotwood Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of February, 2023.

CJ Management & Consulting, LLC, a Tennessee Limited Liability Company

By: _____
Chris Jones, sole member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chris Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of CJ Management & Consulting, LLC and that he is authorized by CJ Management & Consulting, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of February, 2023.



_____
Notary Public at Large
My Commission Expires: 2/22/25