WARRANTY DEED

Karen Johnson Davidson County
Batch# 981845 DEEDWARR
03/17/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230317-0019437

File No. DH-23-4044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Mattson and Austin Mansell	SWBC	
(NAME)	(NAME)	
305 Farris Avenue	9311 San Pedro # 100	043-15-0-087.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio TX 78216	
(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/we, **CTAFS Properties. LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Mattson and Austin Mansell, both unmarried, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Lot 20 on the Map of Rock Hill Subdivision of Block "A", on the property of Emma W. Dismukes, not of record, described as follows:

BEGINNING in the East right of way of Farris Avenue, 220 feet, more of less, North of New Providence Pass; Thence along said Avenue N 07 deg 46' 52" E, 50.0 feet; Thence leaving said Avenue S 82 Deg 22' 28" E, 200.0 Feet; Thence S 07 Deg 46' 52" W, 50.00 Feet; Thence N 82 Deg 22'28" W, 200.0 Feet to the point of beginning. Containing an area of 0.23 acre, more or less.

Being the same property conveyed to CTAFS Properties, LLC, by Warranty Deed from Joshua Sweat and Home Pros Cooperative LLC, dated May 6, 2022 and recorded May 17, 2022 in Instrument No. 20220517-0056463, Register's Office of Davidson County, Tennessee. Deed of Correction to correct the legal description filed for record on March 3, 2023 as Instrument no. 20230303-0015267, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 305 Farris Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of March, 2023.

CTAFS Properties. LLC, a Tennessee
Limited Liability Company

By: _____
Curtis Taylor Stewart, Sole Member

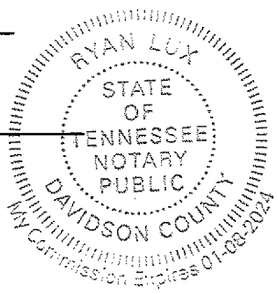
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Curtis Taylor Stewart, Sole Member of CTAFS Properties. LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of CTAFS Properties. LLC, the within named bargainor, a Limited Liability Company, and that such Curtis Taylor Stewart, Sole Member of CTAFS Properties. LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 17th day of March, 2023.

_____
Notary Signature

My commission expires:_____



- **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 3-17-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** March **, 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