Karen Johnson Davidson County
Batch# 990807 DEEDWARR
04/12/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230412-0026711

WARRANTY DEED

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of April, 2023.

NOTARY PUBLIC

My commission expires:
3/6/27

COUNTY OF WILSON
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)

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

File # 23-1038 MCCOY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McCoy Construction, LLC	Jason McCoy	
(NAME)	(NAME)	
987 Vesta Rd	987 Vesta Rd	070-07-R-002
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090	Lebanon, TN 37090	
(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, **Mark T. Brown Construction, Inc. and Jack W. Bell Builders, Inc.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McCoy Construction, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 32, 34, 35, 36, 37, 38, 39, 40, 41 and 42 on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210818-0111887, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jake Douglas Cauley and Patti Parker Cauley, husband and wife by Special Warranty deed from Deutsche Bank National Trust Company of record in Instrument No. 20060502-0050315 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on May 2, 2006.

Being a portion of the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Warranty deed from Jake Douglas Cauley and Pattie Parker Cauley, husband and wife of record in Instrument No. 20180102-0000580 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on January 2, 2018.

Being the same property conveyed to C&J Builders, LLC, a Tennessee limited liability company by Warranty deed from D&M Development, LLC, a North Dakota limited liability company of record in Instrument No. 20210818-0111888 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 18, 2021.

Being the same property conveyed to Bagwell Construction Co., LLC by Quitclaim deed from C&J Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20220616-0069122 Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 16, 2022. Scrivener's Affidavit to correct legal description recorded in Instrument No. 20230324-0021448, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark T. Brown Construction, Inc., and Jack W. Bell Builders, Inc., as tenants in common by Warranty deed from Bagwell Construction Co., LLC, a Tennessee limited liability company of record in Instrument No. 20230327-0022178 Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 27, 2023.

This is unimproved property being a portion of the property generally known as 948 Youngs Lane, Nashville, TN 37207.
This

DESIGNATED as Tax ID:

This is unimproved ☐
improved ☒ property known as Unit Nos 32,34,35,36,37,38,39,40,41, and 42, Nashville, TN 37207

(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 10th day of April, 2023.

Mark T. Brown Construction, Inc.

BY: _____ -PRES.
President

Jack W. Bell Builders, Inc.

BY: _____
President

STATE OF TENNESSEE
COUNTY OFWILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Mark T. Brown** with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **President of Mark T. Brown Construction, Inc.**, the within–named bargainor, and is such authorized member, being given the authority to do so, executed the within instrument on behalf of the company by signing its name as such authorized member. Witness my hand and official seal, this the 10th day of April, 2023.

Lesley E. Chapman
Notary Public

My Commission Expires: March 7, 2026

LESLEY E. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE
COUNTY OFWILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Jack W. Bell,** with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **President of Jack W. Bell Builders, Inc.**, the within–named bargainor, and is such authorized member, being given the authority to do so, executed the within instrument on behalf of the company by signing its name as such authorized member. Witness my hand and official seal, this the 10th day of April, 2023.

Lesley E. Chapman
Notary Public

My Commission Expires: March 7, 2026

LESLEY E. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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 **April 10, 2023.**

Kristi McCoy 4/10/23

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

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

Sworn to and subscribed before me on **April 10, 2023.**

Kelsey Pitman

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

