Karen Johnson Davidson County
Batch# 1000905 DEEDWARR
05/09/2023 08:04:30 AM 7 pgs
Fees: $38.00 Taxes: $1,054.50
20230509-0034335

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238289 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$285,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of May, 2023. Notary Public My Commission Expires: 3-9-27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2023, among:

THEA D. ROBINSON, EXECUTRIX OF THE ESTATE OF CARRIE BEATRICE (BRYANT) MOSES AND THEA D. ROBINSON AND WANDA F. LUPER AND DARLENE L. MOSES AND ALAN D. MOSES AND BRYAN E. MOSES

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

C&C RESIDENTIAL PROPERTIES INC.
A Texas Corp.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clyde L. Moses and wife, Carrie B. Moses by deed from Dodson Batson, Trustee, dated February 27, 1963, of record in Book 3507, page 327, Register's Office for Davidson County, Tennessee. The said Clyde L. Moses having since died on March 19, 2002, leaving Carrie B. Moses as surviving tenant by the entirety. The said Carrie B. Moses having since died testate on November 3, 2021 and pursuant to the Last Will and Testament of Carrie Beatrice (Bryant) Moses, of record in Docket No. 21P-2510, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Thea D. Robinson, Wanda F. Luper, Darlene L. Moses, Alan D. Moses and Bryan E. Moses.

This property being known as 1816 26th Avenue N, Nashville, TN 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Wanda F. Luper

State of Texas
County of Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wanda F. Luper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 03rd day of May, 2023.

Notary Public
My Commission Expires:_____

RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Darlene L. Moses

Alan D. Moses

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Darlene L. Moses and Alan D. Moses, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of May, 2023.

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bryan E. Moses

Bryan E. Moses

State of Georgia
County of DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bryan E. Moses, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2023.

Dwana Cooper

Notary Public
My Commission Expires: 9/25/2023

DWANA COOPER
Notary Public, Georgia
Clayton County
My Commission Expires
August 25, 2023

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thea D. Robinson

Thea D. Robinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thea D. Robinson, Individually and Executrix of the Estate of Carrie Beatrice (Bryant) Moses, Thea D. Robinson, , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2023.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: C&C Residential Properties Inc.
Address: 1816 26th Avenue N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: C&C Residential Properties Inc
Address: 3465 Midway Ste 102
City, State, Zip: Dallas TX 75244

Tax ID: 081-06-256.00

Certificate of Authenticity

I, Nick Harris, 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 May 3, 2023.

Affiant Signature

5/3/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026