WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008512 DEEDWARR
05/26/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230526-0040105

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of May, 2023.

NOTARY PUBLIC

My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(AFFIX SEAL)

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

File # 23-1046 THOMAS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Meaghan Thomas, unmarried	SAME AS NEW OWNER	
(NAME)	(NAME)	063-16-0C-089.00-CO
5116 Southfork Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 **Meaghan Thomas, unmarried**, 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 Unit No. 24 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, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a portion of 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-089.00-CO

This is
unimproved ☐
improved ☒ property known as 5116 Southfork Blvd, Old Hickory, TN 37138

(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 26 day of May, 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 and Jason McCoy, with who I am personally 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 Developments, LLC, A Tennessee limited liability company, the maker, that they are authorized by the maker to execute 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 26 day of May, 2023.

_____
Notary Public

My Commission Expires: 12-1-25



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-26-23.

Affiant Signature

5-26-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of May, 2023.

Notary Signature

My Commission Expires: 05/09/2026

