(1) mail BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010372 DEEDWARR
06/02/2023 08 41 13 AM 2 pgs
Fees $13 00 Taxes $1,631 70

20230602-0041626

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $441,000 00

AFFIANT

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

NOTARY PUBLIC

My commission expires 11.20.2024

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY AMANDA S. WILLIAMS

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

File # 23-1047 SIMPSON *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Simpson and Leigha Cheri Bryson	~~SAME AS NEW OWNER~~ SH Thrive Mortgage, LLC	
(NAME) 5120 Southfork Blvd	(NAME) 4819 Williams Dr.	063-16-0C-026 00-CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Georgetown, TX 78633	
(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 **David Simpson, unmarried man and Leigha Cheri Bryson, unmarried woman, as joint tenants with the right of survivorship** 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. 26 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, and filed for record in Instrument No 20010703-0070299, 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-026 00-CO

This is
unimproved ☐
improved ☒ property known as 5120 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 26th day of May, 2023.

C2J Homes and Developments LLC

BY: _____
Jason McCoy, Member

BY: _____
Christopher B. Bagwell, 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 26th day of May, 2023

_____
Notary Public

My Commission Expires 12-1-25

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON