Karen Johnson Davidson County
Batch# 1031781 DEEDWARR
07/28/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,165.18
20230728-0058257

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 7/6/2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,185.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/25/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3942

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Javier Cardenas-Ramos and Sarah Torrence	NEW OWNERS	162-05-0-274.00
335 Brewer Drive	335 BREWER DRIVE	
Nashville, TN 37211	NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CJ Management & Consulting LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Torrence, an unmarried woman and Javier Cardenas-Ramos, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 154 on the plat of Hickory Valley, Section 3, as shown on plat of record in Book 4460, Page 86, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Map & Parcel 162-05-0-274.00

(Note: In prior deeds Hickory Valley is incorrectly cited as Hikory Valley).

Being the same property conveyed to Thomas L. Martin and Patricia A. Martin by Warranty deed from Deborah V. Evans (Hutchins) and Ralph W. Valentine of record in Book 7098, page 990, Register's Office for Davidson County, Tennessee, dated December 30, 1986 and recorded on January 07, 1987.

Thomas L. Martin having August 15, 2004; leaving Patricia A. Martin sole tenant by the entirety.

Patricia A. Martin having become deceased on or about April 7, 2017, devisee being grandson, Thomas Miller Cross, as her sole heir.

Affidavit of Heirship in Instrument No. 20221208-0127993, and Instrument No. 20221208-0127992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CJ Management & Consulting, LLC by Warranty Deed from Thomas Miller Cross, unmarried, of record as Instrument Number 20221208-0127994, Register's Office for Davidson County, Tennessee, dated December 06, 2022 and recorded on December 08, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 335 Brewer Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 25, 2023.

CJ Management & Consulting LLC, a Limited Liability Company

By: _____
Christopher Jones, Member

STATE OF TENNESSEE
COUNTY OF MURFREESBORO Rutherford

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher Jones, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of CJ Management & Consulting, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 25, 2023.

Chelsea Shores
Notary Public

My Commission Expires: November 28, 2026

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2023-3942
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 25, 2023**.

Date

Affiant Signature

July 28, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **28** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)