WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040751 DEEDWARR
08/21/2023 11 43.09 AM 2 pgs
Fees $13 00 Taxes $888 00

20230821-0064987

JM-BR-23-2522

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CJ Management & Consulting, LLC	**NEW OWNER**	
(NAME)	(NAME)	**095-12-0-014-00**
1659 Constellation Ct.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHARLES BRANDT AND WIFE, SUSAN BRANDT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJ MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 20 on the Plan of Woodberry Park of record in Plat Book 2133, Page 117, 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 20 front 80 feet on the west side of Hibbetts Road, as measured along a slight curve, in the same, and runs back between lines, measuring 156 3 feet on the north line, and 183 3 feet on the south line, which is a broken line to a dead line in the rear, measuring 100 1 feet thereon

Being the same property conveyed to Charles Brandt and Susan Brandt by Quitclaim deed from Charles Brandt of record as Instrument Number 20220621-0070531, Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 21, 2022

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 2297, Page 194, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1163, Page 663 in the aforesaid Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2522 Hibbitts Rd, Nashville, Tennessee 37214-2824**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF AUGUST, 2023

Charles Brandt

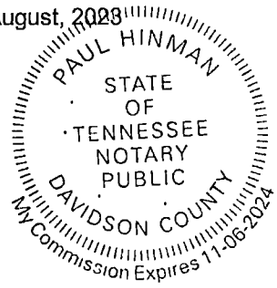
Susan Brandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

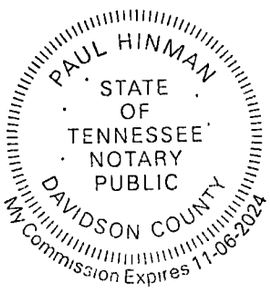


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212