Karen Johnson Davidson County
Batch# 1063972 DEEDWARR
10/23/2023 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20231023-0082863

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238782B **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 **$499,900.00** 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 23rd day of October, 2023. Notary Public My Commission Expires: 3/9/27

WARRANTY DEED

THIS INDENTURE, made this 23rd day of October, 2023, among:

C&C RESIDENTIAL PROPERTIES INC.,

A TEXAS CORP.

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

AND

NATASHA TAYLOR AND THOMAS WILLIAMS
Both Unmarried

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 C&C Residential Properties Inc., a Texas Corp. by deed from 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, dated May 5, 2023, of record in Instrument No. 20230509-0034335, Register's Office for Davidson County, Tennessee.

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.

C&C Residential Properties Inc.

BY: _____

Charles E. Carrier
Its: President

State of Texas
County of Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Charles E. Carrier*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***C&C Residential Properties, Inc.*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

contained.

Witness my hand and official seal this 20th day of October, 2023.

JESSICA LOPEZ
Notary Public, State of Texas
Comm. Expires 07-26-2025
Notary ID 133232526

_____
Notary Public
My Commission Expires: 7.26.25

Owner Name & Property Address:

Name: Natasha Taylor and Thomas Williams
Address: 1816 26th Avenue N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: SNBC Mortgage Corp
Address: 9311 San Pedro #100
City, State, Zip: San Antonio TX 78216

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 **October 20, 2023**.

Affiant Signature

10/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

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