WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073503 DEEDWARR
11/20/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20231120-0090240

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on 11/17/23.

NOTARY PUBLIC

My Commission Expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
C&J Builds 1810 Glade Street Nashville, TN 37204	C&J Builds, LLC 9 City Place, Unit 404 Nashville, TN 37209	071 05 0 201.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam R. Hill, Esq., Trustee of the Serenity Pooled Special Needs Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto C&J Builds, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 82 on the plan of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed by Ovalla Alene Jobe and Eric Alonzo McCray, as joint tenants in common with right of survivorship, by Quitclaim Deed from Terrell Starks, of record in Instrument No. 20140321-0023501, in the Register's Office of Davidson County, Tennessee, dated 03/18/2014, and recorded on March 21, 2014. As affected by Order filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in reference to the Conservatorship of Eric McCray, as Case No. 20P1449, which property is divested from Ovalla Alene Jobe and Eric Alonzo McCray, as joint tenants with right of survivorship, to The Trustee of the Serenity Pooled Special Needs Trust, for the benefit of Eric Alonzo McCray, as to an undivided 83% interest, and Ovalla Alene Jobe, as to an undivided 17% interest, as tenants in common.
>
> Further affected by Order Approving Contract for Sale of Real Estate filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in reference to the Conservatorship of Eric McCray, as Case No. 20P1449, which property is divested from The Trustee of the Serenity Pooled Special Needs Trust, for the benefit of Eric Alonzo McCray, as to an undivided 83% interest, and Ovalla Alene Jobe, as to an undivided 17% interest, as tenants in common to the Serenity Pooled Special Needs Trust.

This is improved property known as 1810 Glade Street, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does

further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 11/17/23.

Serenity Pooled Special Needs Trust

By: Adam R. Hill, Esq., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of November, 2023, before me, the undersigned Notary Public, personally appeared, Adam R. Hill, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Serenity Pooled Special Needs, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Serenity Pooled Special Needs, by himself as such trustee.

Witness my hand and official seal on 11/17/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/17/2023 (date of document).

Regina Sullo
Affiant Signature

November 20 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 20th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

