BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1090975
01/12/2024 09:44:06 AM
Fees: $13.00 Taxes: $1,165.50

Davidson County
DEEDWARR
2 pgs

20240112-0002685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF JANUARY, 2024

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&J Builds, LLC	Same as New owner	
(NAME) 397 Fox Rd.	(NAME)	082-03-0-355.00
(ADDRESS) Bridgeport, NY 13030	(ADDRESS)	
(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, WE, **MARDON CONSTRUCTION MANAGEMENT, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&J BUILDS, LLC,** 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 Lot No. 69 on the Plan of Sharpe and Horn's First Addition to East Nashville of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mardon Construction Management Inc., a North Caolina Corporation by Warranty Deed from Robert Drimmer, married of record in Instrument No. 202006190065624 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 19, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1015 Stainback Ave., Nashville, TN 37207
(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.

JW2023-1465

Witness my hand this 10th day of January, 2024

MARDON CONSTRUCTION MANAGEMENT, INC.

BY: Mark A Miller

MARK A. MILLER, PRESIDENT

STATE OF NC

COUNTY OF Wake

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Mark A. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of MARDON CONSTRUCTION MANAGEMENT, INC., and that he as such President of MARDON CONSTRUCTION MANAGEMENT, INC., executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President of MARDON CONSTRUCTION MANAGEMENT, INC..

Witness my hand and official seal this 10th day of January, 2024.

Commission expires: Sept. 8 2027

Lilia Moreno

Notary Public

LILIA MORENO
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Sept. 8, 2027

JW2023-1465