Warranty Deed

Karen Johnson Davidson County Batch# 1154006 DEEDWARR 07/03/2024 10:28:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20240703-0050238	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of July, 2024. Notary Public My commission expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Nicole Bianchi	Cadence Bank	081-02-4Q-001.00-CO
1724 Pecan Street #1	2778 West Jackson Street	
Nashville, TN 37208	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **C&J BUILDS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE BIANCHI, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of 1724 Pecan Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230120-0004814, 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 a portion of the same property conveyed to R. L. Gant and wife, Annie Mae Gant by Installment deed from Gladys Lillard of record in Book 3849, page 661, Register's Office for Davidson County, Tennessee, dated January 2, 1965 and recorded on January 11, 1965.

Being part of the same property conveyed to JP Morgan Chase Bank as trustee for Equity One ABS, Inc. Mortgage Pass Through Certificate Series 2002-1 by Trustee's Deed from Old Republic National Title Insurance Company, as Trustee of record in Instrument No. 20060607-0067108 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 07, 2006.

Being part of the same property conveyed to R. L. Gant and wife, Annie Mae Gant by Quitclaim deed from The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase bank, N.A as Trustee for The benefit of the certificateholders of Equity One ABS, Inc. Mortgage Pass-through Certificates series 2002-1 of record in Instrument No. 20130625-0065347 Register's Office for Davidson County, Tennessee, dated June 05, 2013 and recorded on June 25, 2013.

Being part of the same property conveyed to C&J Builds, LLC, a Tennessee limited liability company by Warranty Deed from R. L. Gant and wife, Annie Mae Gant, dated September 22, 2022 and recorded October 7, 2022 in Instrument No. 20221007-0110833, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1724 Pecan Street #1, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2024.

C&J Builds LLC, a Tennessee Limited Liability Company

By: _____
Joshua Francis Hein, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Francis Hein, Authorized Agent, 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 Agent of C&J Builds LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2024.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 2, 2024.

Affiant Signature

7/2/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 day of July, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY