WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217789 DEEDWARR
12/18/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241218-0098346

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
C & C Enterprises LLC, a Hawaii Limited Liability Corporation	C & C Enterprises LLC, a Hawaii Limited Liability Corporation	Parcel ID: 175-02-0B-132.00-CO
(NAME) 802 Lower Park Pl.	(NAME) 98-851 Laelua Place	
(ADDRESS) Antioch, TN 37013-2782	(ADDRESS) Aiea HI 96701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah E. Taylor, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C & C Enterprises LLC, a Hawaii Limited Liability Corporation**, 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 the First Civil District of Davidson County, Tennessee, being all of Unit No. 1502, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's office for Davidson County, Tennessee, to which reference is here made for more complete description of said lot.

Being the same property conveyed to Deborah E. Taylor, a single person from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated May 19, 2015 and recorded on June 2, 2015, in Instrument No. 20150602-0051232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 802 Lower Park Pl., Antioch, TN 37013-2782

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.

Witness our hands this 18th day of December, 2024

Deborah E. Taylor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deborah E. Taylor, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2024.

Notary Public

My Commission Expires: 3/22/26

SEAL STATE OF TENNESSEE NOTARY PUBLIC KATHERINE WARREN COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

Certificate of Authenticity

I, Christen Rabe, 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 **December 18, 2024**.

Date

Christen Rabe

Affiant Signature

12/18/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **December**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025