Prepared by:
Mail Tax Bill and Return To:
City Title and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $739,900.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2026.

Notary Public
My commission expires:

Karen Johnson
Batch # 1465098
08/28/2026 10:41:56 AM
Fees: $13.00 Taxes: $2,737.63

Davidson County
DEEDWARR
2 pgs

20260828-0079940

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jon Warren	Sage Home Loans Corporation	072-10-3L-001.00
2820B Bronte Ave	1423 Red Ventures Drive, Suite 201	
Nashville, TN 37216	Fort Mill, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CJ MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JON WARREN AND KARA HODGES, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit B of the Twentyeight-Twenty Bronte Avenue, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Twentyeight-Twenty Bronte Avenue of record in Instrument No. 20251013-0081529, as corrected by Scrivener's Affidavit recorded in Instrument No. 20251028-0085471, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Twentyeight-Twenty Bronte Avenue, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20251013-0081529, as corrected by Scrivener's Affidavit recorded in Instrument No. 20251028-0085471, and as amended in Instrument No. 20260828-0079938, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to CJ Management & Consulting, LLC, a Tennessee limited liability company, by Warranty Deed from Marissa Lavonne Campbell Special Needs Trust dated March 26, 2024, dated 8/22/2025 and recorded 8/26/2025 in Instrument No. 20250826-0068094, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2820B Bronte Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 27th day of August, 2026.

CJ Management & Consulting, LLC, a Tennessee limited liability company

BY: _____
Christopher Jones. Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Christopher Jones to be the Member of the within named bargainor, a limited liability company, and that Christopher Jones, as such Member foregoing instrument for the purposes therein contained by signing the name of CJ Management & Consulting, LLC by the said Christopher Jones as such Member.

Witness my hand and official seal this 27th day of August, 2026

My Commission Expires:
7/17/28

_____
Notary Public

