Karen Johnson Davidson County
Batch# 481906 DEEDWARR
09/24/2020 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20200924-0109805

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

**THIS INSTRUMENT WAS PREPARED BY**
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092030

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| JoAnn Catalano | JoAnn Catalano | |
| (NAME) | (NAME) | |
| 2172 Hickory Brook Drive | 2172 Hickory Brook Drive | 097-02-0A-573.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076-0908 | Hermitage, TN 37076-0908 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS ($344,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSHUA WRYE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOANN CATALANO AS TRUSTEE OF THE JOANN CATALANO REVOCABLE LIVING TRUST DATED JULY 23, 2020**, 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. 573 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Plat at Instrument No. 20161011-0107256, 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 Joshua Wrye, a single man by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170324-0028920 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017.

Being the same property conveyed to Joshua Wrye, a married man by Quitclaim deed from Joshua Wrye, a married man who held title as a single man of record in Instrument No. 20190228-0018219 Register's

Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 28, 2019. Sarah Dawn Wrye, spouse of Joshua Wrye, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2172 Hickory Brook Drive, Hermitage, TN 37076-0908
(House No.) (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.

Witness my/our hand(s) this the 22nd day of September, 2020

Joshua Wrye

Sarah Dawn Wrye

STATE OF TENNESSEE
COUNTY OF Williamson

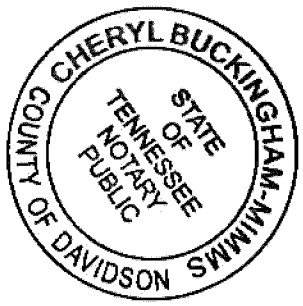
On this the 22nd day of September, 2020, before me personally appeared Joshua Wrye, and Sarah Dawn Wrye, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of September, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY