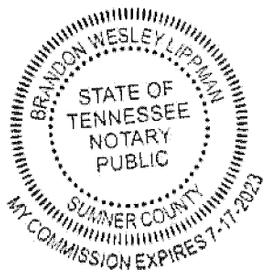
Karen Johnson Davidson County
Batch# 482300 DEEDWARR
09/24/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $895.03
20200924-0109857

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 22ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1200

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
JoAnn Catalano	New Owner	086100B10800
108 Noel Cove Circle		
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer A. Barth, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:
JOANN CATALANO, 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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 108 on the Plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said Instrument is hereby made for a more complete description thereof.

BEING the same property conveyed to Jennifer A. Barth, a single woman by Warranty Deed from Promise Nevers, unmarried, dated May 24, 2016, recorded on 06/01/2016, in Instrument No. 20160601-0055142, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Master Deed of record in Instrument No. 20030924-0141428, said Register's Office.

3. Storm Water Easement of record in Instrument No. 20030617-0083356, said Register's Office.

This is improved property known as 108 Noel Cove Circle, Hermitage, TN 37076

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 22nd day of September, 2020.

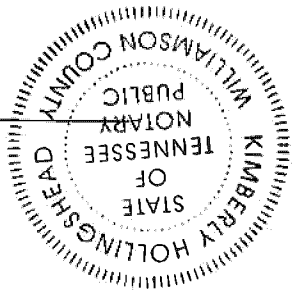
Jennifer A. Barth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Jennifer A. Barth, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 22nd day of September 2020.

Notary Public
My Commission expires: 2/12/2023



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