THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132474** Karen Johnson Davidson County Batch# 560195 **DEEDWARR** 01/25/2021 11:02:36 AM 2 pgs Fees: $13.00 Taxes: $9,250.00 20210125-0010493	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Melody Crunk Cates Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/[illegible]/2022

WARRANTY DEED

Address New Owner: Catalyst Properties, LLC. 328 White Swans Xing Lot 3 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 11 0A 003.00 158 11 0A 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melody Crunk Telfer n/k/a Melody Crunk Cates, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catalyst Properties, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and Lot No. 4 on the Final Plat of Cambridge Downs Subdivision of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melody Crunk Telfer, by Quitclaim Deed from John T. Crunk, Jr., of record in Instrument No. 20121231-0120701, in the Register's Office of Davidson County, Tennessee, dated December 20, 2012 and recorded on December 31, 2012.

Being the same property conveyed to John T. Crunk, Jr., by Quitclaim Deed from Ralph W. Mello, of record in Instrument No. 20121231-0120700, in the Register's Office of Davidson County, Tennessee, dated December 20, 2012 and recorded on December 31, 2012.

Anthony Wayne Cates joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cambridge Downs Subdivision, as recorded in Instrument No. 20050727-0087930.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050727-0087931, as Amended in Instrument No. 20130507-0045867 and Instrument No. 20200522-0053641.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8339, Page 290; Book 8339, Page 295; Book 8531, Page 533; Book 9129, Page 478 and Book 9190, Page 244.

Easement for Ingress and Egress, recorded in Book 8745, Page 744.
Easement for Encroachment, recorded in Instrument No. 20030808-0113196.

This is improved property located at 328 White Swans Xing Lot 3 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2021.

Melody Crunk Telfer n/k/a Melody Crunk Cates

Anthony Wayne Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melody Crunk Telfer n/k/a Melody Crunk Cates and Anthony Wayne Cates, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022