BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 747255 **DEEDWARR**
11/01/2021 10:52:51 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20211101-0145925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. May 2, 2024

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shellee Dobbs Catignani	SAME	
(NAME)	(NAME)	
5925 Clarksville Pike		029-00-0 027.01
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARA FRANCES KOLZ, TRUSTEE OF THE SARA FRANCES KOLZ TRUST UAD FEBRUARY 28, 2008 AND SARA FRANCES KOLZ, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELLEE DOBBS CATIGNANI, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain land situated in Davidson County, Tennessee, to wit:

Beginning at a point in the center of the old Eaton's Creek Road and the Western margin of the State Highway 112, the said point being 834 feet North from the center of South Bernard Road and in the 14th District of said County and State; thence with the Western margin of State Highway 112 South 17 degrees West 174 feet to Vidale's line; thence with Vidale's North line North 88 degrees West 610 feet; thence with Vidale's West line South 2 degrees West 330 feet; thence North 88 degrees West 198 feet with Steimle's line and 198 feet with Joe Kolz line and 298 feet with Chas. a Arrington line to a point, corner of Chas. Arrington's tract and a 10 foot right-of-way; thence South 2 degrees West 330 feet to a point in the center of South Bernard Road; thence with the center of the same, North 88 degrees West 10 feet; thence with Bozza's line North 2 degrees East 1170 feet to a point in Arrington and Boyte line; thence South 88 degrees East 1364 feet to a point in the center of old Easons Creek Road; thence South 2 degrees West 350 feet to the point of beginning containing 21.31 Acre according to a survey of C. J. Carney dated July 4, 1964.

Being a portion of the same property conveyed to Alvin F. Kolz and wife, Sara W. Kolz by Warranty Deed from Matilda Kolz, a widow, of record in Book 3793, page 754 Register's Office for Davidson County, Tennessee, dated July 21, 1964.

Being the same property conveyed as to a one-half interest to Alvin F. Kolz and Sara F. Kolz as Co-Trustees of the Alvin Frederick Kolz Trust Dated February 28, 2008, a Revocable Living Trust, and as to a one-half interest to Sara Frances Kolz Trust Dated February 28, 2008, a Revocable Living Trust by Warranty Deed from Alvin F. Kolz and Sara F. Kolz, husband and wife, of record in Instrument No. 20080805-0080544, Register's Office for Davidson County, Tennessee, dated July 28, 2008. Alvin Frederick Kolz has since died. Pursuant to the Alvin Frederick Kolz Trust Dated February 28, 2008, upon the death of the Grantor, the residue of said Trust is to be distributed to Sara F. Kolz.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 5925 Clarksville Pike, Joelton, TN 37080
(House Number) (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 hand this 28th day of October, 2021

SARA FRANCES KOLZ TRUST UAD FEBRUARY 28, 2008

BY: Sara Frances Kolz

SARA FRANCES KOLZ, TRUSTEE

Sara Frances Kolz

SARA FRANCES KOLZ, INDIVIDUALLY

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned notary public, Sara Frances Kolz, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is also the Trustee of the **Sara Frances Kolz Trust Dated February 28, 2008**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 28th day of October, 2021.

Commission expires:

Notary Public

Notary Public State of Florida
Michelle Fuller
My Commission GG 908463
Expires 11/20/2023