Karen Johnson Davidson County
Batch# 768494 DEEDWARR
12/06/2021 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $3,496.50
20211206-0161423

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36675-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $945,000.00. Affiant Subscribed and sworn to before me this 28th day of October, 2021. Notary Public My Commission Expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

WARRANTY DEED

Address New Owner: Christopher M. Catallo, Pamela Catallo 914A Acklen Avenue Nashville, TN 37203	**Send Tax Bills To:** New Owner Address	**Tax Information:** Map and Parcel No.: 105094D00100CO

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, **Daniel Ozburn and Genia Ozburn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher M. Catallo and Pamela Catallo, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 914A Acklen Avenue, Nashville, TN 37203.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of October, 2021.

Daniel B. Ozburn

Daniel Ozburn

Genia Ozburn

Genia Ozburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Ozburn and Genia Ozburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

Thomas C. Fussell

Notary Public

My Commission Expires: 7/3/23

THOMAS C. FUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Unit A of 914A Acklen Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions, and Restrictions for 914A Acklen Avenue Townhomes, of record in Instrument #20151008-0102554, as amended to replace site plan in Instrument #20210930-0131586, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel B. Ozburn and Genia H. Ozburn, husband and wife, from Bryan A. Chance, married, and Randy E. Chance, married, by Warranty Deed dated May 17, 2017 and recorded May 24, 2017 in Instrument #20170524-0051442, said Register's Office.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/28/21 (date of document).

Jennifer L. Pennell

10/28/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of October, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 41322

Notary's Seal

