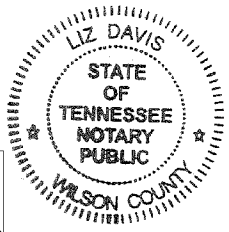
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 950257 DEEDWARR
12/12/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20221212-0128595

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Farrar Cynthia R. Farrar	Robert L. Farrar Cynthia R. Farrar	053-11-0-103
(NAME) 112 Teresa Drive	(NAME) 117 Teresa Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lee Ann Singleton Catalano and husband, Michael Catalano,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert L. Farrar and Cynthia R. Farrar, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 9 on the Plan of Teresa Drive Subdivision, as of record in Book 3842, page 82, Register's Office of Davidson County, Tennessee. Said Lot No. 9 fronts 122.8 feet on the easterly side of Teresa Drive and extends back 391.0 feet on the northerly line and 409.7 feet on the southerly line, to a dead line, measuring 124.1 feet thereon.

Being the same property conveyed to Kenneth G. Singleton and wife, Marie T. Singleton by Warranty Deed from Raphel Rives, Jr., and wife, Peggy Jean Rives, dated 04/06/1667, of record in Instrument 00004118-0000784, Register's Office for Davidson County, Tennessee.

Pursuant to Divorce Decree filed in Circuit court Case No. 98-336 between Marie T. Singleton and Kenneth G. Singleton, each party being granted a one-half (1/2) undivided interest in property.

The said Marie T. Singleton aka Marie T. Frair died testate on 12/21/1994, devising subject property to Connie J. Buchanan and Lee Ann Singleton, as evidenced in File No. 95P-24, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Kenneth G. Singleton died testate on 03/15/2008, devising subject property to Lee Ann Singleton, as evidenced in File No. 73054, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Lee Ann Singleton Catalano by Quitclaim Deed from Connie J. Buchanan, Heir of Marie T. Singleton, A/K/A Marie T. Friar, dated 09/23/2008, of record in Instrument 200810130102971, Register's Office for Davidson County, Tennessee.

The said Lee Ann Singleton having since married, is now known as Lee Ann Singleton Catalano, being one the same person.

Michael Catalano joins in the conveyance to convey any interest he may have in said property.

Subject To (1) All matters shown on the plat of record in Plat Book 3842, Page 82, (2) Covenants, conditions, easements and restrictions recorded in Book 4051, Page 175, (3) Ingress/Egress Easement including terms and conditions thereof as recorded in Book 4012, Page 542, (4) Easement including terms and conditions thereof as recorded in Book 4116, Page 807, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 112 Teresa Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9th day of December, 2022.

Lee Ann Singleton Catalano

Lee Ann Singleton Catalano

State of TENNESSEE
County of WILSON

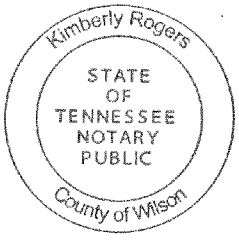
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee Ann Singleton Catalano**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of December, 2022.

Kimberly Rogers

Notary Public

My Commission Expires: 6-3-2024



Effective the 21st day of November, 2022.

Michael Catalano

Michael Catalano

State of Virginia

County of Southampton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Catalano**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2022.

Donna Little Pope

Notary Public

My Commission Expires: July 31, 2025

DONNA LITTLE POPE
NOTARY PUBLIC
REGISTRATION # 7916910
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 9 2022.

Tracey Trumphour
Affiant
Date: 12-9-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY