39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 221243237

Karen Johnson Davidson County
Batch# 968300 DEEDWARR
02/07/2023 10:46:24 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20230207-0008813

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2023.

Notary Public
My Commission Expires: 3/[illegible]

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Rebula and Emily Rebula	GUILD MORTGAGE CO	Tax Parcel ID No.
1421A Otay Street	5887 COPLEY DR	072-11-4L-001.00-CO
Nashville TN 37216	SAN DIEGO, CA 92111	

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, **Caitlin Custom Homes & Remodel, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Rebula and Emily Rebula, husband and wife**, ("Grantees"), their 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 Unit No. A on the plan of Homes at 1421 Otay Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1421 Otay Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210730-0102625, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Caitlin Custom Homes & Remodel, LLC by Warranty Deed from Katherine Jones, Executrix of the Estate of Edna T. Jones of record in Instrument No. 20200904-0101454 Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on September 4, 2020.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210730-0102625, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211104-0147553, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1421A Otay Street Nashville TN 37216

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 3rd day of February, 2023.

Caitlin Custom Homes & Remodel, LLC

BY: _____

Eileen LaBonte Lee, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eileen LaBonte Lee, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Sole Member of Caitlin Custom Homes & Remodel, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Sole member.

Witness my hand, at office, this 3rd day of February, 2023.

_____

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025