Karen Johnson Davidson County
Batch# 969593 DEEDWARR
02/13/2023 08:21:35 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20230213-0010101

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143279**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2023. Notary Public My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Michael Quintanilla and Elizabeta Makarian 1421B Otay Street Nashville TN 37216	Send Tax Bills To: Financial Federal Bank 1715 Aaron Brenner Dr., Ste 100 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 072-11-4L-002.00-CO

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 **Michael Quintanilla and Elizabeta Makarian, 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:

A certain unit located in Davidson County, Tennessee, being Unit B of Homes at 1421 Otay Street, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1421 Otay Street of record in Instrument No. 20210730-0102625, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Caitlin Custom Homes and 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 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 1421B 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 8th 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 8th day of February, 2023.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-MQ-23-1421B