**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615 650 5100

Karen Johnson Davidson County
Batch# 988100 **DEEDQC**
04/04/2023 10 50 27 AM 2 pgs
Fees $12 00 Taxes $0 00

20230404-0024406

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination*

| Address of New Owner(s) | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Cato Cottages Final Phase, LLC<br>332 Lellyett Street<br>Nashville, TN 37209 | New Owner | 069010A01400CO<br>069010A01500CO<br>069010A01600CO<br>069010A01700CO<br>069010A01800CO<br>069010A01900CO |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **CATO COTTAGES FINAL PHASE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units 14, 15, 16, 17, 18 and 19 as established on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No 20210318-0036188 and amended in Instrument No. 20210901-0117737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to H. J. Francois and wife, Doris J. Francois by deeds from George Cochran, Leroy Cochran, Joseph Walker, Myrtle Lee Walker, Hoyt Walker, Thelma Walker Stinson and R S Walker, of record in Book 4706, page 233, Register's Office for Davidson County, Tennessee, dated October 30, 1972 and recorded on May 11, 1973, from Amanda Nichols of record in Book 4706, page 237, Register's Office for Davidson County, Tennessee, dated February 8, 1973 and recorded on May 10, 1973; from Mrs. Eula Mai Gordon, Mrs Audie Heitlinger, Mrs. Louise Sullivan and Douglas F Thornton, of record in Book 4706, page 239, Register's Office for Davidson County, Tennessee, dated February 2, 1973 and recorded on May 11, 1973; from Mrs. Beth Shelton and Mrs. Beatrice Baker, of record in Book 4706, page 241, Register's Office for Davidson County, Tennessee, dated February 9, 1973 and recorded on May 11, 1973; from Gilbert Cochran, Mrs. Myrtle McCord, Joe Cochran and Carl Cochran, of record in Book 4706, page 243, Register's Office for Davidson County, Tennessee, dated February 6, 1973 and recorded on May 11, 1973, from Mrs. Mettie Lewis, of record in Book 4706, page 245, Register's Office for Davidson County, Tennessee, dated March 20, 1973 and recorded on May 11, 1973, from Earl Cochran of record in Book 4706, page 247, Register's Office for Davidson County, Tennessee, dated February 7, 1973 and recorded on May 11, 1973, from Elton Turman of record in Book 4706, page 249, Register's Office for Davidson County, Tennessee, dated March 28, 1973 and recorded on May 11, 1973, from Mrs. Etta Moss, of record in Book 4706, page 251, Register's Office for Davidson County, Tennessee, dated February 8, 1973 and recorded on May 11, 1973; from Mrs. Christine Huddleston of record in Book 4706, page 253, Register's Office for Davidson County, Tennessee, dated February 7, 1973 and recorded on May 11, 1973, from Mr Larry M Cochran of record in Book 4706, page 255, Register's Office for Davidson County, Tennessee, dated February 13, 1973 and recorded on May 11, 1973, from Lou Bell Smith, William Thelbert McCoy, Annie Mai Case, Johnnie Lee Gordon and Idella McCoy of record in Book 4706, page 257, Register's Office for Davidson County, Tennessee, dated January 4, 1973 and recorded on May 11, 1973; from Mrs. Janice Bridgeforth of record in Book 4706, page 260, Register's Office for Davidson

County, Tennessee, dated February 10, 1973 and recorded on May 11, 1973; from Mrs Brownie Martin, Harvey R. Cochran, Mrs. Verna Turner and Mrs. Mary E. Vaughn of record in Book 4706, page 262, Register's Office for Davidson County, Tennessee, dated February 9, 1973 and recorded on May 11, 1973; and from Mr. William Cochran of record in Book 4706, page 264, Register's Office for Davidson County, Tennessee, dated February 10, 1973 and recorded on May 11, 1973. The said H. J. Francois having since died, leaving his wife, Doris J. Francois, as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Guerrier Development LLC, a Tennessee limited liability company by Warranty deed from Doris J. Francois, unmarried of record in Instrument No. 20170801-0078061 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of April 2023.

**Guerrier Development, LLC,**
**a Tennessee limited liability company**

By: _____
DeLisa Guerrier – Member

By: _____
Elde Guerrier – Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DeLisa Guerrier and Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Guerrier Development, LLC, a Tennessee limited liability company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of April 2023.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0 00

Subscribed and sworn to before me this the
3rd day of April 2023.

_____
Affiant

My commission expires: 9/8/25
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025