Karen Johnson Davidson County
Batch# 988612 DEEDWARR
04/05/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230405-0024741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Melad Ibram	Supreme Lending	107-9-12
(NAME)	(NAME)	
1007 Massman Drive	14801 Quorum Dr #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230358

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christian Cattano and Kassandra Cattano, husband and wife** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Melad Ibram, unmarried** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 8, on the plan of Patricia Heights Annex, which is of record in Book 2900, Page 37, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christian Patrick Cattano, an unmarried man, and Kassandra Bielenberg, an unmarried woman, by Warranty Deed from James Leston Rampy, unmarried, dated June 4, 2018 and filed of record in Instrument No. 20180605-0053607, Register's Office for Davidson County, Tennessee.

Christian Patrick Cattano and Kassandra Bielenberg are now married to one another. Kassandra Bielenberg and Kassandra Cattano are one and the same person.

Unimproved ☐

This is Improved ☒ property, known as 1007 Massman Drive, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of March, 2023

Christian Cattano

Kassandra Cattano

STATE OF NE)
County OF Douglas)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christian Cattano and Kassandra Cattano, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of March, 2023.

Notary Public
My Commission Expires: 4-12-2025

General Notary - State of Nebraska
AMY L ASHBROOK
My Comm. Exp. Apr. 12, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 27, 2023.

J. Carlton Drumwright

March 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY