| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Thousand and no/100 Dollars ($300,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.<br><br>Affiant<br><br>Subscribed and sworn to before me, on this 27 day of July, 2023<br><br>Notary Public<br><br>My commission expires: 2-19-2024 |

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**This Instrument Was Prepared By:**
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

Karen Johnson Davidson County
Batch# 1031780 **DEEDWARR**
07/28/2023 09 19 36 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230728-0058255

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Tax Identification Nos.: |
|---|---|---|
| Guerrier Development, LLC | SAME AS NEW OWNER | 044-07-0A-007.00 |
| 332 Lellyett Avenue | | |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nicholas A. Cutaia, married**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of First Revision of Roehrig Estates Subdivision of record in Plat at Instrument No. 20070828-0103140, as Amended in Instrument No 20150205-0011029, and Revised in Instrument No. 20150921-0095440, 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 the same property conveyed to Nicholas A Cutaia, married, by Warranty Deed from Kara D Tualatai, unmarried and Janis Williamson, an unmarried person, of record in Instrument No. 20211110-0150007, in the Register's Office of Davidson County, Tennessee, dated November 01, 2021 and recorded on November 10, 2021.

This is improved property identified as **14 Roehrig Court, Nashville, TN 37138**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. (2) All matters appearing on the Plan of River Vista Subdivision of record in Book 1424, page 118, Register's Office of Davidson County, Tennessee (3) All matters appearing on the Final Plat of Roehrig Estates Subdivision of record in Instrument No 20070828-0103140, as amended in Instrument No. 20150205-0011029 and Revised in Instrument No. 20150921-0095440, Register's Office of Davidson County, Tennessee. (4) Declaration of Protective Covenants, Conditions, and Restrictions for Roehrig Estates of record in Instrument No 20170320-0026990 and as amended in Instrument No 20211228-0170595, Register's Office of Davidson County, Tennessee (5) Stormwater Detention Agreements of record in Instrument No 20050818-0098293 and 20070423-0048045, Register's Office of Davidson County, Tennessee (6) By-Laws of Roehrig Estates Association, Inc. of record in Instrument No 20170515-0047879, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

AND GRANTOR DOES FURTHER CERTIFY AND WARRANT that the above described property is not, nor has it ever been, the principal place of residence of Grantor and any spouse of Grantor.

WITNESS my hand on this the 27 day of July, 2023

Nicholas A. Cutaia

STATE OF TENNESSEE )
COUNTY OF WILLLIAMSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nicholas A. Cutaia** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained

Witness my hand, this the 27 day of July, 2023.

NOTARY PUBLIC

Commission Expires: 2-19-2024

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON