Karen Johnson Davidson County
Batch# 1033403 DEEDWARR
08/02/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230802-0059508

Name and Address of New Owner:
Brian Clements
332 Sophia Rain Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203 615-840-7444

Map & Parcel No: 069-01-0A-004-00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Guerrier Development, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Clements, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210318-0036188, amended in Instrument No. 20210901-0117737 and being shown on Plat attached thereto as Exhibit "B", 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 Guerrier Development LLC, a Tennessee limited liability company by Warranty Deed from Doris J. Francois, unmarried of record as Instrument No. 20170801-0078061 in the Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2023.

Guerrier Development, LLC, a Limited Liability Company

By: _____
DeLisa Guerrier, Member

By: _____
Elde Guerrier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared DeLisa Guerrier and Elde Guerrier, Members of Guerrier Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Guerrier Development, LLC, the within named bargainor, a Limited Liability Company, and that such DeLisa Guerrier and Elde Guerrier, Members of Guerrier Development, LLC as such Membes, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Davidson County, this 1st day of August, 2023.

_____
Notary Signature

Printed Name: Regina Sulla

My commission expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of August, 2023.

_____
Notary Signature
My commission expires: 3/3/25

DAVIDSON COUNTY REGISTER OF DEEDS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 1, 2023 (date of document).

Regina Sullo
Affiant Signature

August 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this ____ day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

