Name and Address of New Owner:
Joseph Mclean Hudson and Leah Bednarczyk
309 Sophia Rain Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1044262 DEEDWARRSP
08/30/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,154.88
20230830-0067999

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 069-01-0A-023-00

SPECIAL 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 **Joseph Mclean Hudson, and Leah Bednarczyk, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Land in Davidson County, Tennessee, being Unit 23, 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 by 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 (book) 4706 / (page) 249, (instrument) 20170801-0078061 in the Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

For Information Only: Being Parcel 069-01-0A-023-00
Being also known as 309 Sophia Rain Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 29th day of August, 2023.

Guerrier Development LLC, a Tennessee Limited Liability Company

By: John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Guerrier Development, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Guerrier Development, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson Co., this 29th day of August, 2023

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

Notary Signature

Printed Name: Regina Sullo

My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$582,400.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of August, 2023.

Notary Signature

My Commission expires:

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 8/29/23 (date of document).

Regina Sullo
Affiant Signature

August 30, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

