Karen Johnson Davidson County
Batch# 1074396 DEEDWARR
11/22/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231122-0090825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2023.

Brooke Hicks
Notary Public
MY COMMISSION EXPIRES: 5-9-26
File No. 23-19871

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Connor Catallo (NAME)	Icon Mortgage (NAME)	081-02-2S-001.00 CO
2207 24th Ave. N #A (STREET ADDRESS)	5141 Gateway Centre Dr. ste. 200 (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Flint, MI 48507 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael D. Barnes, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connor Catallo, an unmarried man**, 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:

LOCATED in Davidson County, Tennessee, being known and designated as Unit No. 2207A established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N., a Horizontal Property Regime with Private Elements of record in Instrument No. 20200929-0112163, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N., UNITS A-B, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210330-0041664, and further amended in Instrument No. 20230615-0045863, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to Michael D. Barnes by Warranty Deed from Graycroft, Inc., a Tennessee corporation, dated 3/17/2021 and recorded 3/22/2021 in Instrument No. 20210322-0037148, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor nor his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2207A 24th Ave N, Nashville, TN 37208.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of November, 2023.

Michael D Barnes

Michael D. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of November, 2023, before me personally appeared Michael D. Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2023.

Notary Signature
My commission expires: 7-21-26

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 20, 2023** (date of document).

Affiant Signature

November 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25