THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146601

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $970,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2024.

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1101027
02/14/2024 10:43:25 AM
Fees: $13.00 Taxes: $3,589.00

Davidson County
DEEDWARR
2 pgs

20240214-0010262

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juliann Cataldi 172D Woodmont Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 116 08 0R 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Niles James and Rebecca Hollaway James, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juliann Cataldi**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C, The Mews on Woodmont Townhomes, as established under Master Deed of record in plat Instrument No. 20051229-0156437, as amended in Instruments No. 20060526-0062072, 20060721-0088300, 20060721-0088300 and 20061130-0147981, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary Niles James and Rebecca Hollaway James, Husband and Wife, by Quitclaim Deed from Rebecca Hollaway James, fka Rebecca D. Killebrew, of record in Instrument No. 20201203-0140354, in the Register's Office of Davidson County, Tennessee, dated December 02, 2020 and recorded on December 03, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Co's, as recorded in Plat Book 421, Page 100, as revised in Instrument No. 20041101-0130616.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Mews on Woodmont Townhomes Condominium of record in Instrument No. 20051229-0156437, as amended in Instruments No. 20060526-0062072, 20060721-0088300, 20060721-0088300 and 20061130-0147981; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3956, Page 866.

This is improved property located at 172D Woodmont Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2024.

Gary Niles James

Rebecca Hollaway James

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Niles James and Rebecca Hollaway James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2024.

Notary Public
My Commission Expires: _____

