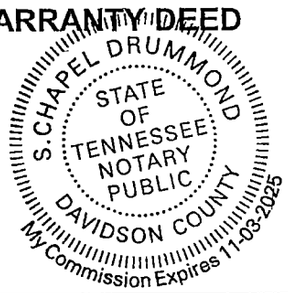
WARRANTY DEED



DM-FC-24-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Peterson **Brianne Ikerd**	**CMG MORTGAGE INC. dba CMG Home Loans**	
(NAME) **1213 Keller Avenue**	(NAME) **3160 Crow Canyon Road, Ste 400**	**072-06-4G-001.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSS M. CATENA AND KRISTINE L. MCFADDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PETERSON, AN UNMARRIED MAN, AND BRIANNE IKERD, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 1213 & 1215 Keller Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1213 & 1215 Keller Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190710-0066988, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1213 & 1215 Keller Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190710-0066988, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ross M. Catena and Kristine L. McFadden, husband and wife by Warranty Deed from Blackacre Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20200327-0033195 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190219-0015090 and Instrument Number 20190710-0066988, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 1213 and 1215 Keller Avenue of record in Instrument Number 20200511-0048591, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement for sanitary Sewers and Storm Drainage of record in Book 4215, Page 70, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement for driveway of record in Book 3821, Page 23, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 Keller Avenue, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch # 1124361 DEEDWARR
04/18/2024 10:06:48 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20240418-0027706

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 15th DAY OF APRIL, 2024.

Ross M. Catena

Kristine L. McFadden

STATE OF ~~TENNESSEE~~ Iowa nm
COUNTY OF ~~DAVIDSON~~ Dallas nm

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSS M. CATENA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: 2-24-2026
(SEAL)

NOTARIAL SEAL IOWA
NICOLE MOREY
Commission Number 802989
My Commission Expires
February 24, 2026

STATE OF ~~TENNESSEE~~ Iowa nm
COUNTY OF ~~DAVIDSON~~ Dallas nm

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINE L. MCFADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: 2-24-2026
(SEAL)

NOTARIAL SEAL IOWA
NICOLE MOREY
Commission Number 802989
My Commission Expires
February 24, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212