Karen Johnson Davidson County
Batch# 1135637 DEEDWARR
05/16/2024 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20240516-0036293

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Seth Joseph Findley and Abigail Kristina Holliday	Churchill Mortgage Corporation	044 13 0 020.00
(NAME) 905 Anita Drive	(NAME) 1749 Mallory Lane, STE 100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Catlett, and Sheila Catlett, Husband and Wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Seth Joseph Findley and Abigail Kristina Holliday, Husband and Wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 905 Anita Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of May, 2024.

GRANTOR:

Robert L. Catlett

Sheila Catlett

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robert L. Catlett and Sheila Catlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15 day of May, 2024.

Notary Public

My Commission Expires: 7-7-25

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 67 on THE KNOLL, SECTION FOUR, as of record in Plat Book 2854, Page 111, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Bennett Drive, the common front corner of Lots Nos. 67 and 68 on said Plan; thence Westwardly along the South margin of said Drive, 125 feet to a point which is the beginning of a curve; thence around said curve, 39.27 feet to a point on the Easterly side of Anita Drive; thence Southwardly with the margin of Anita Drive, 95 feet to a point; the common front corner of Lots No. 66 and 67 on said plan; thence Eastwardly 150 feet to a point; thence Northwardly 120 feet to the point of beginning.

Being the same property conveyed to Robert L. Catlett and wife, Sheila Catlett, by Warranty Deed from Charles R. Deaton, of record in Instrument No. 20130517-0050084, in the Register's Office of Davidson County, Tennessee, dated May 09, 2013, and recorded on May 17, 2013.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 15, 2024.

Signature
Date: May 15, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025