Karen Johnson Davidson County
Batch# 1136256 DEEDWARR
05/17/2024 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240517-0036725

ADDRESS NEW OWNER AS:
Terry Albert Catignani, Co-Trustee
Shellee Dobbs Catignani, Co-Trustee
5925 Clarksville Hwy
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha

Attorney at Law
516 South Main Street
Springfield, TN 37172

Map & Parcel: 029 00 0 301.00

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Johnna J. Perez and Janeane J. Taylor**, hereinafter called the Grantors, to **Terry Albert Catignani, Co-Trustee and Shellee Dobbs Catignani, Co-Trustee of the Catignani Tennessee Community Property Trust, dated August 16, 2022**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$410,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, successors or assigns, a certain tract or parcel of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 1 on the Final Plat of John Jakes Property, of record in Instrument No. 20111028-0084069, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Plat Matters: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Final Plat of John Jakes Property, of record in Instrument No. 20111028-0084069, in the Register's Office for Davidson County, Tennessee.

Being a portion of that property conveyed to John A. Jakes, Jr. by deed from John A. Jakes Jr. and Clara J. Jakes, of record in Book 6574, page 360, Register's Office for Davidson County, Tennessee. John A. Jakes, Jr. died, testate, a citizen and resident of Davidson County, Tennessee, on February 11, 2024. By the terms of his Last Will and Testament being administered as Docket No. 24P-667 in the Probate/Chancery Court for Davidson County, Tennessee, he devised his residuary estate, which includes the above-described property to his daughters, Janeane Jakes Taylor and Johnna Jakes Perez, in equal shares.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or an in any way appertaining unto the said Grantees, their successors or assigns in fee simple forever.

The Grantors further covenant with the Grantees, successors or assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and

the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Johnna J. Perez and Janeane J. Taylor also execute this deed in their capacity of Co-Executors of the Estate of John A. Jakes, Jr. in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor/s have hereunto set signatures on the dates indicated in the notary acknowledgements below.

JOHNNA J. PEREZ

JANEANE J. TAYLOR

THE ESTATE OF JOHN A. JAKES, JR.

BY: _____
Johnna J. Perez, Co-Executor

BY: _____
Janeane J. Taylor, Co-Executor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnna J. Perez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on May 15, 2024.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janeane J. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on May 15, 2024.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnna J. Perez and Janeane J. Taylor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they are is the properly appointed Co-Executors of the Estate of John A. Jakes, Jr., and that they executed the foregoing instrument as such Co-Executors on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of May, 2024.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$410,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on May 15, 2024

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Affiant Signature

5-16-24
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on May 16, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

