Karen Johnson Davidson County
Batch# 1152982 DEEDWARR
07/01/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20240701-0049287

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240500052

WARRANTY DEED

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of June, 2024

Bethany Shipley
Notary Public

MY COMMISSION EXPIRES: 5-24-2028

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Lyn Rose Catalan and **Luis Armando Catalan** **3001 Moss Spring Drive** **Antioch, TN 37013**	Click N' Close Inc. 15301 Spectrum Dr. Ste 405 Addison, TX 75001	**150-02-0-114.00**

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 HEREBY ACKNOWLEDGED, WE,

Shawn Courtney and wife, Gina Courtney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke Lyn Rose Catalan and Luis Armando Catalan, wife and husband

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:

LAND in Davidson County, Tennessee, being Lot No. 15, on the Plan of Revision of Lots 1 through 17, Lot 19 and Reserve Parcels 107 and 306, Castlegate, Section 4, as shown on plat of record in Plat Book 6900, Page 209, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Shawn Courtney and wife, Gina Courtney by Warranty Deed from Michael L. Weiner and wife, Marie Weiner, dated 8/16/2005 and recorded 8/18/2005 in Instrument No. 20050818-0098332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3001 Moss Spring Drive, Antioch, TN 37013**
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. 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 our hands this 28th day of June, 2024.

Shawn Courtney

Gina Courtney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrns, Tennessee, this 28th day of June, 2024.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 6-28-24 (date of document).

Affiant Signature

6-28-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

ASHLEY HUMBERT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY