Name and Address of New Owner:
Katarina Nichole Sterzinger
333 Sophia Rain Drive
Nashville, TN 37218

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23008-RR

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1165716 DEEDWARR
08/02/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240802-0058812

Map & Parcel No: 069-01-0A-014-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cato Cottages Final Phase, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katarina Nichole Sterzinger,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 14 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210318-0036188, amended by Instrument No. 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cato Cottages Final Phase, LLC, a Tennessee Limited Liability Company by Warranty Deed dated April 3, 2023 from Guerrier Development LLC, a Tennessee Limited Liability Company, recorded April 4, 2023 in Instrument No. 20230404-0024406 in the Register's Office.

Being a portion of the same property conveyed to Guerrier Development LLC, a Tennessee Limited Liability Company, by Warranty Deed from Doris J. Francois, unmarried, of record as Instrument No. 20170801-0078061 in the Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2024.

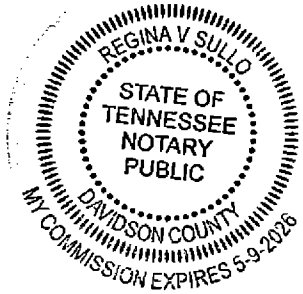
Cato Cottages Final Phase, LLC

By: _____(SEAL)
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Cato Cottages Final Phase, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Cato Cottages Final Phase, LLC, by himself as Authorized Agent.

Witness my hand, at office, this 1st day of August, 2024.



Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

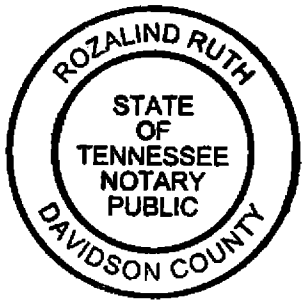
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 1st day of August, 2024.

Notary Public
My commission expires: 1/4/2027
File No. 2024-7103-RS



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/1/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/2/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

