Name and Address of New Owner:
Micah James Pressnell
323 Sophia Rain Drive
Nashville, TN 37218

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch # 1178503 DEEDWARR
09/06/2024 03:15:17 PM 2 pgs
Fees: $13.00 Taxes: $2,068.30
20240906-0068833

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

Map & Parcel No: 069-01-0A-018-00

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, **Guerrier Development, 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 **Micah Pressnell, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 18, 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, as amended in 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 the same property conveyed to Guerrier Development, LLC by QuitClaim Deed from Cato Cottages Final Phase, LLC, recorded on August 21, 2024 and of record as Instrument No. 20240821-0064246, Register's Office for Davidson County, Tennessee.

Being part 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 part 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CBC-24-323

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of September, 2024.

Guerrier Development, 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 Guerrier Development, 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 Guerrier Development, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 4th day of September, 2024.

Notary Signature

Printed Name: Regina V. Sullo

My commission expires:_____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $559,000.00, 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 4th day of September, 2024.

Notary Public
My commission expires:_____
File No. 2024-7208-RS

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-[illegible]-2025