Name and Address of New Owner:
Jill Jacoby
327 Sophia Rain Drive
Nashville, TN 37218

Send Tax Bills To:
Penny LLC
[illegible] 1st Andrews Place
Santa Ana CA 92705
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1193733 DEEDWARR
10/15/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,342.10
20241015-0079975

Map & Parcel No: 069-01-0A-017-00

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 **Jill Jacoby, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 17, 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 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 the same property conveyed to Guerrier Development LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried of record as (book) 4706 / (page) 249, (instrument) 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 15th day of October, 2024.

Guerrier Development, LLC

_____(SEAL)
By: 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 15th day of October, 2024.

_____
Notary Signature

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

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 $633,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

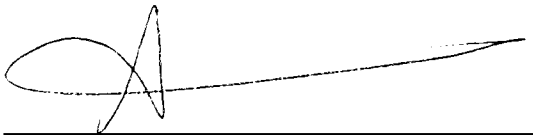
Sworn to and subscribed before me this 15th day of October, 2024.

_____
Notary Public
My commission expires: 3/20/2028
File No. 2022-4462-RS

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-15-2024**.



Affiant Signature — **10-15-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-15-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

