Karen Johnson Davidson County
Batch # 1229505 DEEDWARR
01/23/2025 09 46 32 AM 2 pgs
Fees $13 00 Taxes $1,868 50

20250123-0005216

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Five Thousand and no/100 Dollars ($505,000 00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Reginald Sallet
Affiant

Subscribed and sworn to before me, on this 21 day of January, 2025.

Hillary D Smith
Notary Public

My commission expires. 1-30-2028

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Number:
Reginald Wendell Sallet	SAME AS NEW OWNER	069 01 0A 007 00
338 Sophia Rain Drive		
Nashville TN 37218		

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 sufficiency of which is hereby acknowledged, **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Reginald Wendell Sallet,** "Grantee", his heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 7 of CATO COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing CATO COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20210318-0036188 and Amendment record in Instrument No. 20210901-0117737, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being a 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 in Instrument No 20170801-0078061, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017, and recorded on August 01, 2017.

This is improved property identified as **338 Sophia Rain Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs, successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows (1) Taxes and assessments for the year 2025 and subsequent years, not yet due and payable. (2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20210318-0036188 and Amendment record in Instrument No. 20210901-0117737 (3) Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210610-0078492. (4) Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6288, Page 687. (5) Easement recorded in Book 7058, Page 861. (6) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8326, Page 198 (7) Easement for Gas Utility Line, recorded in Instrument No. 20020306-0028094 (8) Easement for Water Meters, Lines and Appurtenances, recorded in Instrument No. 20210930-0131616. (9) Charter for Cato Cottages HOA, Inc , recorded in Instrument No 20210318-0036187.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title to said property, to the said Grantee, his heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever

WITNESS my hand on this the 21 day of January, 2025.

Guerrier Development, LLC,
a Tennessee limited liability company

By _____
Name DeLisa Guerrier
Its: Member

By: _____
Name: Elde Guerrier
Its: Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DeLisa Guerrier and Elde Guerrier** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **Guerrier Development, LLC,** a Tennessee limited liability company, the within named bargainor, and that as such Members of Guerrier Development, LLC, executed the foregoing instrument for the purposes therein contained

Witness my hand, this the 21 day of January, 2025.

_____
NOTARY PUBLIC

Commission Expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON