WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243842 DEEDWARR
03/06/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20250306-0016805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,999.00.

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0044

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nelson Chavez and Charmaine Quiblat	PINNACLE BANK	Map: 10816031300
(NAME) 935 Hammack Drive	(NAME) 15025 BALLANTROTT PKWY	2nd FLR
(ADDRESS) Nashville, TN 37214	(ADDRESS) CHARLOTTE, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($305,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ABIGAIL CATAPANO F/K/A ABIGAIL LAUREN GREENWOOD AND SPOUSE, JOSEPH CATAPANO,

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

NELSON CHAVEZ AND CHARMAINE QUIBLAT, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 78B of the Zone Lot Division of Lot Nos. 77, 78 and 79, Section Two, Percy Priest Woods, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Abigail Lauren Greenwood, a single woman, by deed from Charles Michael Williams, married, of record in Instrument No. 20200714-0077114, dated July 13, 2020, Register's Office for said County. The said Abigail Lauren Greenwood is now known as Abigail Catapano.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6093, Page 392 and Book 6353, Page 307, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 935 Hammack Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of February, 2025.

Abigail Catapano

Joseph Catapano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abigail Catapano and Joseph Catapano, 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 this, 27th day of February, 2025.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 27. 2025.

Affiant Signature

6th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028