Karen Johnson Davidson County
Batch# 1249206 DEEDWARR
03/21/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20250321-0021430

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Ninety-Four Thousand and no/100 Dollars ($559,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 13th day of March, 2025. Notary Public My commission expires: 5/9/26

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:
Marian Rinetta Evans and Mary Evans	United Wholesale Mtg. ~~SAME AS NEW OWNER~~	069 01 0A 001.00
305 Sophia Rain Drive	700 S. Blvd East	
Nashville TN 37218	Pontiac, MI 48341	

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 **Marian Rinetta Evans, Unmarried Woman, and Mary Evans, Unmarried Woman, As Joint Tenants**, "Grantees", their 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. 25 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 **305 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 Grantees, their heirs, successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees 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 Grantees, their heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 13th day of March, 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 13th day of March, 2025.

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

NOTARY PUBLIC

Commission Expires: 1-30-2028

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 March 13, 2025.

March 21, 2025

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 21st day of March, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

