RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Homecoming LLC, a Tennessee Limited Liability Company
1003 Gilmore Ave
Nasvhille, TN 37204

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Homecoming LLC, a Tennessee Limited Liability Company
1003 Gilmore Ave.
Nashville, TN 37204

Map & Parcel(s):
119-12-0-033.00

Karen Johnson
Batch # 1279540
05/30/2025 10 01 49 AM
Fees $18 00 Taxes $1,644 74

Davidson County
DEEDWARR
3 pgs

20250530-0042533

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine Ann Taylor, Trustee of Catherine Ann Taylor Living Trust, dated April 19, 2013,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Homecoming LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 50 fronts 128 95 feet on the Westerly side of Cameo Drive, as measured around a slight curve, and runs back between lines, 179.38 feet on the Northerly line and 161 feet on the Southerly line, to a dead line in the rear, measuring 67 feet thereon.
>
> Being the same property conveyed to Catherine Ann Taylor Living Trust, dated April 19, 2013 by Warranty Deed from Rachel E. Donegan and Matthew B Donegan, wife and husband of record in Instrument No. 20200701-0071014 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as. 731 Cameo Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 my hand this 27 day of May, 2025.

Catherine Ann Taylor Living Trust, dated April 19, 2013

By: Catherine Ann Taylor, Trustee
Catherine Ann Taylor, Trustee

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2025, before me personally appeared Catherine Ann Taylor, Trustee of Catherine Ann Taylor Living Trust, dated April 19, 2013, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of _____, 2025.

_____
Notary Signature
My commission expires:

See Attached
Notarial Certificate

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $444,525.00.

Nancy Enoch
Affiant Signature

Subscribed and shown to before me, this the 29 day of May, 2025.

_____
Notary Public
My Commission Expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of San Diego

On May 27 2025 before me, Chiwei Hung, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Catherine Ann Taylor
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

CHIWEI HUNG
COMM. #2499536
Notary Public - California
San Diego County
My Comm. Expires Oct. 9, 2028
NRO1 NRO1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document Warranty Deed

Document Date Number of Pages

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer – Title(s)	☐ Corporate Officer – Title(s)
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer is Representing	Signer is Representing