Prepared by
Record and Return to
Chapman and Cutler LLP
10 Burton Hill

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 Four Hundred Seventy-Five Thousand and no/100 Dollars ($475,000.00) 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 5th day of August, 2025

Notary Public

My commission expires _____.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025
(Notary Stamp)

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

Karen Johnson
Batch # 1306322
08/06/2025 09 16 24 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20250806-0062340

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Number:
Rachel Marie Stewart and Tucker Sumners	SAME AS NEW OWNER	069 01 0A 006.00
336 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 **Rachel Marie Stewart and Tucker Sumners, wife and husband** "Grantees", their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as

Being Unit No. 6, 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 in Instrument No 20210318-0036188, as 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 reference is hereby made for a more complete and accurate description thereof

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 **336 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, as amended in Instrument No. 20210901-0117737. (3) Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and System 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 for Sanitary Sewers and/or Storm Drainage, recorded in Book 8326, Page 198. (6) Easement for Utility, recorded in Instrument No 20020306-0028094. (7) Easement for Water Meters, Lines and Appurtenances, recorded in Instrument No 20210930-0131616. (8) Easement recorded in Book 7058, Page 861. (9) Charter for Cato Cottages HOA, Inc , recorded as 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 my hand on this the 5th day of August, 2025

Guerrier Development, LLC,
a Tennessee limited liability company

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 **Elde Guerrier** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of **Guerrier Development, LLC,** a Tennessee limited liability company, the within named bargainor, and that as such Member of Guerrier Development, LLC, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 5th day of August, 2025.

_____
NOTARY PUBLIC

Commission Expires 1-30-2028

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