THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1314015 DEEDWARR
08/25/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20250825-0067873

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joseph Catanzaro and Lori Kay Allen 1420 15th Avenue South Nashville, TN 37212	NEW OWNER	105-05-3C-001.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Victor L. Campbell and/or Tawnie J. Campbell, Trustees of the Manassas Trust, dated April 18, 2023** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joseph Catanzaro and Lori Kay Allen, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1420 15th Avenue South, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 1420 15th Avenue South, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1420 15th Avenue South, of record in Instrument No. 20161121-0122381, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AWC Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Progressive Development LLC, a Tennessee limited liability company of record in Instrument No. 20171114-0116861 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 14, 2017.

Being the same property conveyed to Victor L. Campbell and/or Tawnie J. Campbell, Trustees of the Manassas Trust, dated April 18, 2023, by Warranty Deed from AWC Rentals, LLC, an Alabama limited liability company of record in Instrument No. 20241014-0079556 Register's Office for Davidson County, Tennessee, dated September 25, 2024, and recorded on October 14, 2024.

This is improved (X) unimproved ( ) property known as 1420 15th Avenue South, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of August, 2025.

The Manassas Trust, dated April 18, 2023

By: _____
Victor L. Campbell, Trustee

By: _____
Tawnie J. Campbell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Victor L. Campbell** and **Tawnie J. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Trustees of the Manassas Trust, dated April 18, 2023**, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by the said Victor L. Campbell and Tawnie J. Campbell, as Trustees.

Witness my hand, at office at Nashville, Tennessee, this 19th day of August, 2025

_____
Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $880,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 19th day of August, 2025.

_____
Notary Public
My commission expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/19/25.

Affiant Signature – Joshua A. Terry

8/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27