WARRANTY DEED

Karen Johnson Davidson County
Batch# 1333628 DEEDWARR
10/14/2025 10:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20251014-0081723

DM-BR-25-508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Wheaton and Emma Wheaton	**New Owner**	
(NAME) **508 Catalina Drive**	(NAME)	**134-01-0-032.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANESSA ZAPATA AND WILLIAM COX, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WHEATON AND EMMA WHEATON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land lying in Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of Section I, Curreywood Acres, of record in Plat Book 2133, Page(s) 109 and 110, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Catalina Drive, 275 feet South of the South margin of Currey Road, being the southeasterly corner of the Church of Christ property; thence with the margin of Catalina Drive, South 2 degrees 45 minutes West, 123 feet to the northeasterly corner of Lot No. 45 of said Curreywood Acres Plan; thence with the northerly line of lots 45 and 39, North 87 degrees 30 minutes West 278 feet to a point; thence North 2 degrees 45 minutes East 193 feet more or less, to a point; thence South 86 degrees 45 minutes East 78 feet to the westerly line of said Church property; thence with the line of same as follows: South 2 degrees 45 minutes West 67.5 feet and South 87 degrees 30 minutes east 200 feet to the point of beginning.

Being the same property conveyed to Vanessa Zapata and William Cox, wife and husband by Warranty Deed from Isaac Riddle, unmarried of record in Instrument No. 20210506-0061227 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 6, 2021.

This conveyance is subject to:
- Taxes for the year 2025, a lien now due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 109 and Plat Book 2133, Page 110, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5236, Page 796, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Catalina Drive, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF OCTOBER, 2025.

Vanessa Zapata

William Cox

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA ZAPATA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM COX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Lisa Allard, 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 October 10, 2025.

Lisa Allard — October 10, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this October 10, 2025.

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Jim R. Vanderpool — MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary