Karen Johnson Davidson County
Batch# 1367407 DEEDWARR
01/08/2026 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20260108-0001564

Name and Address of New Owner:
Ararat Binave and Avesta Binave
281 Haywood Lane, Nashville, TN 37211

Send Tax Bills To:
New owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street, Nashville, TN 37206

Map & Parcel No: 148 09 0 093.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Ross A. Catlin**, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Avesta Binave, a single woman, and Ararat Binave, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT I (Parcel 148 09 0 093.00):

Land in Davidson County, TN, Being Lot No. 14, on the Plan of SECTION ONE, LOCUSTWOOD, of record in Plat Book 2330, Page 136, in the Register's Office of Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

TRACT II (Parcel 148 09 0 092.00):

Land lying in the 5th Civil District of Davidson County, Tennessee to wit:

Being a parcel marked "Reserved" on the Plan of SECTION FOUR, LOCUSTWOOD, of record in Plat Book 2330, Page 137, in the Register's Office of Davidson County, Tennessee.

Said parcel is adjacent to Lot 14, Section 1, Locustwood, Lots 15, 17, and 18, Section Four, Locustwood.

Beginning at a point in The Westerly margin of said Lot 14, 265.0 feet from the margin of Locustwood Drive; thence N 37 degrees 10" E 199.8 feet to a point in the common boundary of said Lot 18; thence with the boundary of Haywood Heights N 04 degrees

00" E 239.00 feet to a point in the Southerly margin of said Lot No. 14; thence N 52 degrees 50' W 131.1 feet to the point of beginning, being triangular in shape and land locked.

Being the same property conveyed to Ross A. Catlin, unmarried, by Warranty Deed from Mary E. Wilson, of record in Instrument No. 20060901-0108305, in the Register's Office of Davidson County, Tennessee, dated August 24, 2006 and recorded on September 01, 2006. Teresa Morgan was appointed as Conservator over the person and property of Ross A. Caitlin by Order of the Circuit Court for Davidson County, Tennessee, dated September 24, 2025. See Case No. 25P1920. Said court further approved a contract for sale of the property, authorizing Teresa Morgan to sign in her capacity of Conservator on behalf of Ross A. Caitlin, by Order dated December 31, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of January, 2026.

Teresa Morgan, as (SEAL)
Teresa Morgan, as Conservator for Ross Caitlin
Conservator for Ross Caitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Teresa Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Court-appointed Conservator over Ross A. Caitlin, the within named bargainor, and that as such Conservator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the bargainor as Conservator.

Witness my hand, at office, this 6th day of January, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (AS)

Sworn to and subscribed before me this 6th day of January, 2026.

Notary Signature
My commission expires: 9/12/2028

ADDALITA STEPHENS
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 January 6th 2026.

Affiant Signature – Joshua A. Terry

January 7th 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 7th 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27