Karen Johnson Davidson County
Batch# 1373032 DEEDWARR
01/23/2026 11:31:30 AM 4 pgs
Fees: $43.00 Taxes: $6,571.20
20260123-0005911

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,776,000.00.**

Christina Brown
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 22ND DAY OF DECEMBER, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 121225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Angela Joyce Strout 374 North Wall Street Inlet Beach, FL 32461	NEW OWNER	069010A01500CO 069010A01300CO 069010A01100CO

For and in consideration of the sum of One Million Seven Hundred Seventy-Six Thousand And 0/100 ($1,776,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ANGELA JOYCE STROUT, AS HER SOLE AND SEPARATE PROPERTY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit Nos. 11, 13 and 15 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 Number 20210318- 0036188, amended by Instrument Number 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 part of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cato Cottages Final Phase, LLC, a Tennessee limited liability company, dated August 19, 2024, recorded on August 21, 2024, of record in Instrument Number 20240821-0064246, Register's office for Davidson County, Tennessee; and also being part of the same property conveyed to Cato Cottages Final Phase, LLC, a Tennessee limited liability company, by Quitclaim Deed from Guerrier Development, LLC, a Tennessee limited liability company, dated April 3, 2023, recorded on April 4, 2024, of record in Instrument Number 20230404-0024406, Register's office for Davidson County, Tennessee; and also 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, dated July 31, 2017, recorded on August 1, 2017, of record in Instrument Number 20170801-0078061, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 331, 335, 339 Sophia Rain Drive, Nashville, TN 37218.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to ANGELA JOYCE STROUT FOR THE TRANSFER OF PROPERTY LOCATED AT 331, 335, 339 SOPHIA RAIN DRIVE, NASHVILLE, TN 37218.]

Witness our/my hand on the 22nd day of December, 2025.

GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company

By: Elde Guerrier
Its: Managing Member

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Guerrier Development, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Guerrier Development, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 22 day of December, 2025.

Kristin Michelle Edwards
My Commission Expires
7/13/2028
Notary ID 125072534

Notary Public
My Commission Expires: 7/13/2028

Certificate of Authenticity

I, Kim Hollingshead, 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 12/22/2025.

Kim Hollingshead, Esq

12/22/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 12/22/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON