Karen Johnson Davidson County
Batch# 1419868 DEEDWARR
05/13/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260513-0043062

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611354 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$500,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of May, 2026. SAMANTHA WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028 Notary Public My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 8th day of May 2026, among:

BENJAMIN KATZ AND MICHELLE KATZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SARAH LYNNE REDO, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Valley West, Section Two, of record in Plat Book 3600, page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 87 fronts 100.5 feet on the northerly side of Colice Jeanne Road and runs back 193.21 feet on the easterly line and 205.85 feet on the westerly line, to a line in the rear on which it measures 101.29 feet.

Being the same property conveyed to Benjamin Katz and Michelle Clarke, both unmarried by deed from Lester H. Moffatt, Jr. and Mary L. Vaughan, husband and wife, dated February 9, 2018, of record in Instrument No. 20180213-0014278, Register's Office for Davidson County, Tennessee. The said Michelle Clarke is now known as Michelle Katz.

Being also known as 504 Colice Jeanne Road, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall

be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Benjamin Katz

Michelle Katz

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Benjamin Katz and Michelle Katz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May 2026.

Brad Krivensky State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 9/18/29

Owner Name & Property Address:

Name: Sarah Lynne Redo
Address: 504 Colice Jeanne Road
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: _____
Address: _____
City, State, Zip: _____

Tax ID: 142-11-0-039.00

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 5/8/2026 (date of document).

Affiant Signature

5/8/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of MAY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL