Karen Johnson Davidson County
Batch# 1420985 DEEDWARR
05/15/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260515-0043735

WARRANTY DEED

2026-35

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of April, 2026.

(Affix Seal) Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Cataldi 70 Cormorant Circle Newport Beach, CA 92660	New Owner	090.12-0L-002.00

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, I/we, **SS and LR Group, LLC, A Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Cataldi, a single man,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Fivehundredfiftyseven Croley Drive, A Horizontal Property Regime with Private Elements of record at Instrument No. 20250408-0026517, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference Is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to SS & LR Group, LLC, a Tennessee limited liability company by Warranty Deed from Richard P. Schell and wife, Sara L. Schell dated April 21, 2021and recorded April 27, 2021 in Instrument #20210427-0055740 Register's Office for Davidson County, Tennessee, dated April 21, 2021.

( ) unimproved
This is (X) improved property know as 559 Croley Drive, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 24th day of April, 2026.

SS and LR Group, LLC, a Tennessee limited liability company
By: Simon Sedek, Member

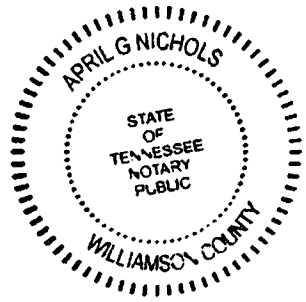
SS and LR Group, LLC, a Tennessee limited liability company
By: Ludo Ragancik, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Simon Sedek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of SS and LR Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such Member or officer as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member

.

Witness my hand and seal this 24th day of April, 2026.

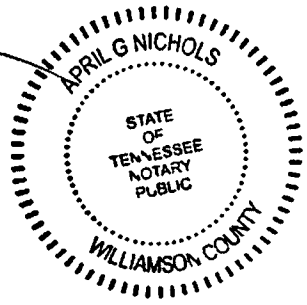


NOTARY SIGNATURE
Notary Expires: 7-6-2027

Before me, the undersigned authority of the state and county mentioned, personally appeared Ludo Ragancik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of SS and LR Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such Member or officer as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member

.

Witness my hand and seal this 24th day of April, 2026.



NOTARY SIGNATURE
Notary Expires: 7-6-2027

Tennessee Certification of Electronic Document

I, April G Nichols 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 April 24, 2026 (date of document).

Affiant Signature

April 24, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

