Karen Johnson Davidson County
Batch # 1465166 DEEDWARR
08/28/2026 02:48:11 PM 2 pgs
Fees: $13.00 Taxes: $1,607.65
20260828-0080025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$434,500.00

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th ~~DAY OF August~~, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-09-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sean Michael Catlin **1024 Summerview Ct** **Nashville, Tennessee 37221**	CMG Mortgage Inc 3160 Crow Canyon Road Ste 400 San Ramon, California 94583	MAP 141 GROUP 07 0B PARCEL 177.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lenore L. Rankin, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sean Michael Catlin and Brianna Lashawn Catlin, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND in Davidson County, Tennessee, being Lot No. 182 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lenore L. Rankin, Unmarried, by Warranty Deed from Somerset Farms, A Tennessee Joint Venture, dated September 24, 1999 and filed of record September 28, 1999 as Book 11678, page 368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1024 Summerview Ct, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 28th day of August, 2026.

Lenore L. Rankin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lenore L. Rankin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027