File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/01/13 12:21 2 pgs
Fees:12.00 Taxes:0.00
20131001-0102876

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Vivian D Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of Sept, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T Cate	Same	117 09 0 077.00
(NAME)	(NAME)	
2876 Sugar Tree Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert T. Cate and wife, Vivian D. Cate as to a 25% undivided interest
and
Robert T. Cate as to a 75% interest

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert T. Cate and wife, Vivian D. Cate,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Map of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning at a point in the North margin of Sugar Tree Road, at an iron pin at the corner of Lots Nos. 33 and 34; thence with the margin of said road, westerly 100 feet to a concrete monument set at the beginnning of a curve; thence around said curve in the northerly direction 44.12 feet to another concrete monument set in the easterly margin of Hilldale Drive; thence with the margin of said drive, northerly 119.5 feet, and continuing with the same, northerly 160.5 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots, easterly 123.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots, southerly 307.3 feet to the point of beginning.

Being the same property conveyed to Robert T Cate by deed from George H Cate Jr, dated August 9, 2012, of record in Instrument No 20120810-0071485, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2876 Sugar Tree Rd Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25 th day of Sept, 2013.

Robert T. Cate

Vivian D Cate

Robert T. Cate

Vivian D. Cate

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert T. Cate and wife, Vivian D. Cate the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of Sept, 2013

Commission expires: 3-3-15

Notary Public

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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 named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 9-25-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

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