QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 280292 DEEDQC
09/04/2019 08:02:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190904-0088813

A-BHH-19-712

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alessandro A. Zanetti	**New Owner**	
(NAME)	(NAME)	**117-01-0-055.00**
705 Cantrell,		
(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 consideration, the receipt of which is hereby acknowledged, **CAROLYN C. CATE, TRUSTEE OF THE CAROLYN C. CATE REVOCABLE TRUST, CREATED APRIL 15, 2014 AND CAROLYN C. CATE, TRUSTEE OF THE RICHARD M. CATE REVOCABLE TRUST, CREATED APRIL 15TH, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLYN C. CATE, UNMARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Southerly 40 feet of Lot No. 6 and the Northerly 40 feet of Lot No. 7 of Block "J" on the Map of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the Easterly side of Cantrell Avenue and run back between parallel lines 221.25 feet to the Westerly margin of a 15 foot alley.

Being the same property conveyed to Richard M. Cate and Carolyn C. Cate, Trustees of the Carolyn C. Cate Revocable Trust, created April 15, 2014, its successors and assigns, an undivided one-half (1/2) interest and Richard M. Cate and Carolyn C. Cate, Trustees of the Richard M. Cate Revocable Trust, created April 15th, 2014, an undivided one-half (1/2) interest, as tenants in common by Quitclaim deed from Richard M. Cate and Carolyn C. Cate of record in Instrument No. 20141121-0107252 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on November 21, 2014.

This is **improved** property known as: **712 Cantrell Avenue, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 23rd DAY OF AUGUST, 2019.

Carolyn C. Cate Revocable Trust, created April 15, 2014

BY: Carolyn C. Cate
Carolyn C. Cate
Trustee

Richard M. Cate Revocable Trust, created April 15th, 2014

BY: Carolyn C. Cate
Carolyn C Cate
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CAROLYN C. CATE, 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 the TRUSTEE of CAROLYN C. CATE REVOCABLE TRUST, CREATED APRIL 15, 2014, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN C CATE, TRUSTEE of RICHARD M. CATE REVOCABLE TRUST, CREATED APRIL 15TH, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212