Karen Johnson Davidson County
Batch# 519520 DEEDWARR
11/20/2020 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $725.20
20201120-0136857

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $196,000.00. **Affiant** Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-202

Address New Owner As Follows:
Claudio Gamboa
509A Brewer Dr
Nashville TN 37211

Send Tax Bills To:
New owner

Map-Parcel Number:
161-03-0-162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN G. CATES, TRUSTEE OF THE HUGH C. CATES GST EXEMPT BYPASS TRUST dated July 8, 2016** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CLAUDIO GAMBOA** hereinafter called the

Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2-A, as shown on the map entitled Zone Lot Division of Lot 2 of the Resubdivision of Lot 28 of Wilkerson Heights, of record in Book 6250, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hugh C. Cates and wife, Helen M. Cates, by deed from Robert W. Hampton and wife, Lois E. Hampton, of record in Book 6061, page 354, dated May 6, 1983, said Register's Office.

Helen M. Cates conveyed her interest in said property to Hugh C. Cates, by Quitclaim Deed of record in Book 10281, page 290, dated December 2, 1996, said Register's Office.

Hugh C. Cates died testate on or about July 8, 2016. Pursuant to the terms of his will of record in Docket No. 16P-1465 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), said property is to be treated as part of the probate estate. Steven G. Cates, Executor of the Estate of Hugh C. Cates, deceased, has conveyed said property to Steven G. Cates, Trustee of the Hugh C. Cates GST Exempt Bypass Trust by Executor's Quitclaim Deed of record in Instrument No. 20170327-0029284, dated February 9, 2017, said Register' s Office.

This conveyance is made subject to:

1. County taxes for the year 2020, which have been prorated and paid by Grantor; 2021 and subsequent years County taxes shall be paid by Grantee.

2. Matters shown on the Plan of record in Book 6250, page 667, Register's Office for Davidson County.

3. Matters shown on the Plan of record in Book 2900, page 63, and in Book 5200, page 65, Register's Office for Davidson County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6398, page 463, Register's Office for Davidson County.

5. Rights of others in and to party walls.

This is improved property known as: 509A Brewer Drive, Nashville, TN 37211

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand effective this 17th day of November, 2020.

Steven G. Cates, Trustee of the Hugh C. Cates
GST Exempt Bypass Trust dated July 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Cates, Trustee of the Hugh C. Cates GST Exempt Bypass Trust dated July 8, 2016, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2020.

Notary Public

My Commission Expires: _____

WESLEY C. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024