Karen Johnson Davidson County
Batch# 533244 DEEDWARR
12/14/2020 03:05:30 PM 6 pgs
Fees: $33.00 Taxes: $832.50
20201214-0147250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023 (AFFIX SEAL)

MICHELLE LEE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Elise Huffman	New Owner	131010D23500CO
(NAME)	(NAME)	
Apt. 24S, 5025 Hillsboro Pike		
(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, Tavia P. Cathcart, individually and as Personal Representative for the Estate of Kent S. Cathcart and Therese M. Byrne, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kathryn Elise Huffman, an unmarried woman, hereinafter called the GRANTEE(S), and/or her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 235 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .555% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24S.

Being the same property conveyed to Kent S. Cathcart, Unmarried by Warranty Deed from Georgetown of Nashville Limited Partnership, dated 12/19/1977 and recorded 12/20/1977, of record in Book 5235, Page 430, Register's Office for Davidson County, Tennessee.

The said Kent S. Cathcart died testate on 04/07/2020, devising subject property to Tavia P. Cathcart and Therese C. Byrne, as evidenced in File No. 20P802, Probate Court Clerk's Office for Davidson County, Tennessee. The Personal Representative joins in the execution of this instrument for the purpose of carrying out any duties expressed by the Will.

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 ☒ Apt. 24S, 5025 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 979247
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of November, 2020 .

The Estate of Kent S. Cathcart

_____

By: Tavia P. Cathcart,
Its: Personal Representative

_____

Tavia P. Cathcart, individually

_____

Therese M. Byrne

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tavia P. Cathcart, Personal Representative of the Estate of Kent S. Cathcart, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of November, 2020.

_____

Notary Public:
My Commission Expires: _____

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tavia P. Cathcart, individually, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of November, 2020.

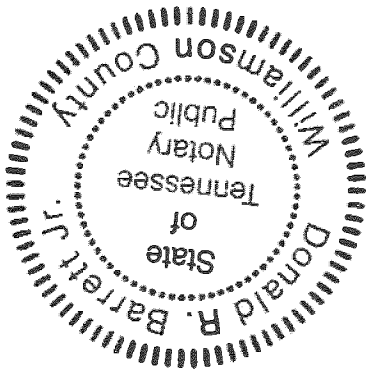
_____
Notary Public:
My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese M. Byrne, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2020.

_____
Notary Public:
My Commission Expires: 8/15/24



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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of November, 2020 .

The Estate of Kent S. Cathcart

Tavia P. Cathcart

By: Tavia P. Cathcart,
Its: Personal Representative

Tavia P. Cathcart

Tavia P. Cathcart, individually

Therese M. Byrne

State of Kentucky
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tavia P. Cathcart, Personal Representative of the Estate of Kent S. Cathcart, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of November, 2020.

Deborah H. Benzick

Notary Public:
My Commission Expires: _____

NOTARY ID # 592666
DEBORAH H. BENZICK
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES JAN. 22, 2022

State of Kentucky
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tavia P. Cathcart, individually, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of November, 2020.

Deborah H. Benzick
Notary Public:
My Commission Expires: _____

NOTARY ID # 592686
DEBORAH H. BENZICK
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES JAN. 22, 2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese M. Byrne, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2020.

_____
Notary Public:
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

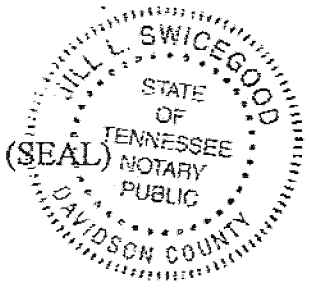
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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