Karen Johnson Davidson County
Batch# 645563 DEEDQC
05/28/2021 09:45:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210528-0072277

This Instrument Prepared By:
John R. Bradley, Attorney-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bill To
New Property Owner:
Cate Family Protection Trust
3121 Lamar Drive
Lexington, Kentucky 40504

Tax Map: 162-6

Parcel: 114

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ALFRED P. CATE** and wife, **EUNICE K. CATE** ("Grantor"), subject to the life estates retained herein, have this day bargained and sold, and do hereby transfer, convey, and quitclaim unto the **CATE FAMILY PROTECTION TRUST** ("Grantee"), a revocable trust, its successors and assigns, forever, a certain tract of land described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Old Tusculum Road Heights, of record in Book 4300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to ALFRED P. CATE and wife, EUNICE K. CATE, by deed of record as Instrument Number 20110318-002, Register's Office, Davidson County, Tennessee.

GRANTORS EXPRESSLY RETAIN LIFE ESTATES IN AND TO THIS PROPERTY, WITH POSSESSION VESTING IN THE CATE FAMILY PROTECTION TRUST IMMEDIATELY AFTER THE DEATHS OF BOTH GRANTORS.

THIS IS IMPROVED PROPERTY KNOWN AS 165 TUSCULUM ROAD, ANTIOCH, TENNESSEE.

THIS INSTRUMENT HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GRANTORS. THERE HAS BEEN NO TITLE SEARCH AND NO SURVEY.

IN TESTIMONY WHEREOF, the Grantors have executed this document on this the 29th day of April 2021.

GRANTORS:

Alfred P. Cate
ALFRED P. CATE

Eunice K Cate
EUNICE K. CATE
CATE

STATE OF KENTUCKY

COUNTY OF FAYETTE

PERSONALLY appeared before me, a Notary Public in and for said State and County, **ALFRED P. CATE** and **EUNICE K. CATE**, with whom I am personally acquainted (or who proved to me who they are to my satisfaction), and who acknowledged that they executed this instrument for the purposes herein contained.

WITNESS my hand at office this 28 day of April, 2021.

Erica S Hopewell
NOTARY PUBLIC

My Commission Expires:
July 24, 2023

ERICA S HOPEWELL
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
ID #627518
My Commission Expires July 24, 2023

STATE OF KENTUCKY

COUNTY OF FAYETTE

I hereby swear or affirm that the actual consideration for this transfer is $0.

Alfred P. Cate
AFFIANT
Eunice K. Cate

Subscribed and sworn to before me this the 24th day of ~~April~~ May, 2021.

DONNA M AWEIMRIN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP8523
My Commission Expires Jun 3, 2024

Donna M Aweimrin
NOTARY PUBLIC
Commission Number: KYNP8523

My Commission Expires:
06-03-2024