BOX 10-A

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210517

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657722 **DEEDWARR**
06/16/2021 10:42:17 AM 2 pgs
Fees: $13.00 Taxes: $2,319.90

20210616-0081246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlus Gupton and wife, Ann Gupton 7177 Holt Run Drive Nashville TN 37211	Same address as new owner	180-02-0A-012.00 CO

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Seven Thousand and 00/100 Dollars ($627,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RANDALL L. CATHCART, SR. AND SYNTHIA L. CATHCART, TRUSTEES OF THE CATHCART REVOCABLE LIVING TRUST, DATED DECEMBER 2, 2015,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CARLUS WAYNE GUPTON, JR. AND ANN GUPTON, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Section 1, The Ridge at Stone Creek, of record in Instrument No. 20031027-0157621, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Randall L. Cathcart, Sr. and Synthia L. Cathcart, Trustees of the Cathcart Revocable Living Trust, dated December 2, 2015 from Randall L. Cathcart, Sr. and Synthia L. Cathcart, husband and wife, as tenants by the entirety, by Warranty Deed dated 12/02/2015 and recorded 12/22/2015 in Instrument No. 20151222-0128926, Register's Office of said County.
>
> Being the same property conveyed to Randall L. Cathcart, SR. and Synthia L. Cathcart, husband and wife, from Joseph Fuda and wife, Suzanne Fuda (F.K.A. Suzanne Johnson), by Warranty Deed dated 01/17/2014 and recorded 02/20/2015 in Instrument No. 20150220-0014942 in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 7177 Holt Run Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of June, 2021.

TRUSTEES OF THE CATHCART REVOCABLE LIVING TRUST, DATED DECEMBER 2, 2015

RANDALL L. CATHCART SR.

Synthia L. Cathcart
SYNTHIA L. CATHCART

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Kane - KLW

Personally appeared before me, a Notary Public, Randall L. Cathcart Sr., Trustee of Cathcart Revocable Living Trust and Synthia L. Cathcart, Trustee of Cathcart Recovable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Trustees of the aforementioned Trust, the within-named bargainor, and that as such Trustees they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

WITNESS my hand and seal, this the 14th day of June, 2021.

OFFICIAL SEAL
KIARA L. WILLIAMS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 03/01/2023

Kiara L Williams
Notary Public

Kiara L. Williams
Printed Notary Name

My commission expires: 3/1/2023