# WARRANTY DEED

**File No. CTO-2022-101**

Karen Johnson Davidson County
Batch# 852849 DEEDWARR
05/10/2022 10:09:09 AM 3 pgs
Fees: $18.00 Taxes: $1,798.20

20220510-0053253

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hidden Trail Properties LLC | New Owner | |
| 6524 Mercomatic Court | | 102 4 177.00 |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

**CARYN DIANNE RASKIN, SUCCESSOR TRUSTEE OF CATE FAMILY PROTECTION TRUST DATED JANUARY 28, 2021 and ALFRED P. CATE AND EUNICE N. CATE**

has this day bargained and sold and does hereby transfer and convey unto,

**HIDDEN TRAIL PROPERTIES LLC, A LIMITED LIABILITY COMPANY**

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, Being Lot No. 802 on the Plan of Charlotte Park, Section 22, of record in Book 3700, page 67-68, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 802 fronts 84.00 feet on the southeasterly side of Mercomatic Court and extends back**

**189.6 feet on the northeast line and 218.0 feet on the southwest line to a line in the rear, measuring 61.2 feet thereon.**

**Further being the same property conveyed to Cate Family Protection Trust by Quitclaim Deed from Alfred P. Cate and wife, Eunice K. Cate of record in Instrument No. 20210528-0072278, Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 28, 2021.**

*Alfred P. Cate and Eunice N. Cate join in this conveyance to relinquish all of their rights including their Life Estate in the subject property.*

This conveyance is further subject to (1) 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.

**This is improved property known as: 6524 Mercomatic Court, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 28th day of April, 2022.

Cate Family Protection Trust dated January 28, 2021

By: Caryn Dianne Raskin, Successor Trustee
**Caryn Dianne Raskin, Successor Trustee**

Alfred P. Cate
**Alfred P. Cate**

Eunice N. Cate
**Eunice N. Cate**

STATE OF KENTUCKY
COUNTY OF

Before me, the undersigned Notary Public, personally appeared Caryn Dianne Raskin, Successor Trustee of the Cate Family Protection Trust dated January 28, 2021, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as Successor Trustee he/she/they executed the foregoing instrument for the purposes therein contained as Successor Trustee.

Witness my hand and official seal at office this April 28th, 2022.

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

Donna M. Aweimrin
Notary Public
My Commission Expires: 06/03/2024
Commission #: KYNP8523

STATE OF KENTUCKY
COUNTY OF

Before me, the undersigned Notary Public, personally appeared Alfred P. Cate and Eunice N. Cate , the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this April 28th, 2022.

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

Donna M. Aweimrin
Notary Public
My Commission Expires: 06/03/2024
Commission #: KYNP8523

RETURN RECORDED DOCUMENTS TO:
RMA Law
109 North Castle Heights Ave.
Lebanon, TN. 37087