THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440677** Karen Johnson Davidson County Batch# 857424 DEEDWARR 05/18/2022 08:30:30 AM 3 pgs Fees: $18.00 Taxes: $2,497.50 20220518-0057139	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2022. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Alexandra Nichole Brewer Feld and Elliot Lee Feld 7320 Dunaway Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 09 0 068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blake J. Cate Jr. and Hoa P. Cate, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elliot Lee Feld and Alexandra Nichole Brewer Feld, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(Tract I) Land in Davidson County, Tennessee, being Lot 6, Section One Dunaway Woods, as shown on plat of record in Plat Book 5200, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

(Tract II) Property located East of Dunaway Drive and South of Indian Springs Drive, also being adjacent to Lot 6 as shown on Plan of Section One Dunaway Woods, of record in Plat Book 5200, Page 132, said Register's Office and being more particularly described as follows: Beginning at an existing iron pin in the Northeast corner of Lot 6; thence, along the North line of Lot 6, North 86 degrees 44' 50" West, 49.10 feet to an existing monument; thence, North 68 degrees 18' 23" East, 44.58 feet to a new iron pin; thence, South 21 degrees 31' 53" East, 20.71 feet to the point of beginning.

Being the same property conveyed to Blake J. Cate Jr. and wife, Hoa P. Cate by Warranty Deed from Larry D. Jones, unmarried, of record in Instrument No. 20091021-0097329, in the Register's Office of Davidson County, Tennessee, dated October 16, 2009 and recorded on October 21, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Dunaway Woods, as recorded in Plat Book 5200, Page(s) 132.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5393, Page 651, amended in Book 5484, Page 222.

Easement for Tennessee Electric Power Company, recorded in Book 787, Page 25.

Easement for Drainage, recorded in Book 3316, Page 483.

This is improved property located at 7320 Dunaway Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2022.

Blake J. Cate Jr.

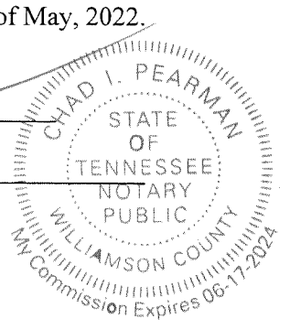
Hoa P. Cate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake J. Cate Jr. and Hoa P. Cate, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2022.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 10th day of May, 2022.

Affiant Signature
Date 05/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

