WARRANTY DEED

Karen Johnson Davidson County
Batch# 880591 DEEDWARR
06/29/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220629-0075177

File No. JN-22-2594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio M. Castro, JR		
(NAME)	(NAME)	064-09-0-160.00
204 Commerce Street	(ADDRESS) Same as owner	
(ADDRESS)		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert Eugene Cates and Elizabeth Cates, Trustees of The Cates Family Revocable Living Trust U/A/D September 8, 2015** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio M. Castro, JR, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being the Westerly 50' of Lots 30, 31 and 32 of Block "K" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County. Beginning at a point in the Southwesterly corner of said tract, Northerly side of Commerce Street, at the intersection of a 10' alley with Commerce Street and proceeding N6 degrees 27 minutes W 50', parallel to said 10' alley; N 68 degrees E, 50' S 1 degree 17 minutes W 70.67'; N 70 degrees 24 minutes W, 57.33', parallel to Commerce Street to the point of beginning, containing 0.73 acres, more or less.

Being the same property conveyed to Robert Cates and Elizabeth Cates, husband and wife by Warranty deed from Thomas B. Sapienza and Helen I. Belsky, unmarried, as tenants in common with full rights of survivorship of record in Instrument No. 20171214-0127545 Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on December 14, 2017.

Being the same property conveyed to Robert Eugene Cates and Elizabeth Cates, as Co-Trustees of the Cates Family Revocable Living Trust U/A/D September 8, 2015 by Quitclaim deed from Robert Cates and Elizabeth Cates, husband and wife of record in Instrument No. 20180308-0022135 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 08, 2018.

This is property more commonly known as 204 Commerce Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of June, 2022.

The Cates Family Revocable Living Trust U/A/D September 8, 2015 dated November 8, 2015

By: _____
Robert Eugene Cates, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2022, before me personally appeared Robert Eugene Cates, Trustee of The Cates Family Revocable Living Trust U/A/D September 8, 2015 dated November 8, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2022.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Allison Taylor, 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 JUNE 21, 2022.

Date

Affiant Signature

6/28/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)