Karen Johnson Davidson County
Batch# 939910 DEEDWARR
11/10/2022 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20221110-0120507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Eugene Cates and Elizabeth Cates, Co-Trustees of The Cates Family Revocable Living Trust, dated September 8, 2015	NEW OWNER	064-09-0B-001.00 CO
(NAME)	(NAME)	
4114 Church Street	4114 Church Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leo Palomares Limited Partnership, a California Limited Partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Eugene Cates and Elizabeth Cates, Co-Trustees of The Cates Family Revocable Living Trust, dated September 8, 2015**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 4114 Church Street, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of 4114 Church Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170329-0030683, amended in Instrument No. 20170525-0052376, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LEO PALOMARES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED LIABILITY COMPANY,* by deed from COREY E. STREETER AND KRISTIN STREETER, HUSBAND AND WIFE, of record in Instrument No. 20220607-0065090, dated May 25, 2022, said Register's Office. * AS CORRECTED BY AFFIDAVIT OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20221028-0116647 said REGISTERS OFFICE,

This conveyance is subject to:
Matters shown on the Plan of record in Plat Book 421, Page 120, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170329-0030683, amended in Instrument No. 20170525-0052376, said Register's Office.

This conveyance is further subject to (1) all 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4114 Church Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 26th day of October, 2022.

Leo Palomares Limited Partnership, a California Limited ~~Liability Company~~ Partnership

BY: [signature]
IT'S: Manager for Cate's Real Estate Holdings, LLC, a California Limited Liability Company, as General Partner for Leo Palomares, L.P., a California Limited Partnership

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David C. Cates, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of Cates Real Estate Holdings, LLC, a California Limited Liability Company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument by signing the name of the limited liability company by himself/herself as Cates Real Estate Holdings, LLC, a California Limited Liability Company, in its capacity as General Partner for Leo Palomares, L.P., a California Limited Partnership, the bargainor, as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

Witness my hand, at office, this 26th day of October, 2022

My commission expires: July 24, 2023

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 26th day of October, 2022

K. Thomas Sidwell
Date: 10/26/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26th day of October, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

