Karen Johnson Davidson County
Batch# 975536 DEEDWARR
03/01/2023 11:19:54 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20230301-0014553

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hamm Rental 503, LLC	New Owner	149-02-0A-075.00 CO
(NAME)	(NAME)	
1081 Sunset Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT CATE AND VIVIAN CATE, HUSBAND AND WIFE, AND NICHOLAS CATE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, **HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAMM RENTAL 503, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Final P.U.D. Plan, Phase I, Piccadilly Square, of record in Book 5200, pages 720-722, as amended in Book 6758, page 806, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BmR-23-520

Being the same property conveyed to ROBERT CATE AND VIVIAN CATE, HUSBAND AND WIFE, AND NICHOLAS CATE, AN UNMARRIED MAN, by deed from JAMES BRIAN SMITH, A MARRIED MAN, of record as Instrument No. 20200619-0065582, dated June 15, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 820 Bayswater Place, Antioch, TN 37013
(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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 24 day of February, 2023

Robert Cate

Vivian Cate

Nicholas Cate

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 720, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Robert Cate, Vivian Cate, and Nicholas Cate personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 24 of February, 2023.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

