PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 1027023 DEEDWARR
07/17/2023 02 40 06 PM 2 pgs
Fees $13 00 Taxes $4,440 00
20230717-0054830

Ivey Title, LLC Ref: (DW) Title No. 63216
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James P. Brakefield Stephanie H. Brakefield 901 Cantrell Avenue Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11701005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Elizabeth Cate, Executrix, for the Estate of Mary Ferris Cate**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Brakefield and Stephanie H. Brakefield, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 80 feet of Lot No. 1 of Block "K" on the Plan of W. M Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.

Said part of Lot No. 1 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines with the southerly margin of an alley 221 1/4 feet to an alley in the rear.

Being the same property conveyed to Blake J Cate, Jr., and wife, Mary F. Cate, by Warranty Deed from John Michael Halloran, unmarried, dated October 21, 1983 and recorded on October 24, 1983, of record in Book 6162, page 67, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 26, 1994, recorded September 2, 1994 of record in Book 9456, page 130, said Register's Office, subject property was conveyed to Mary F Cate, in accordance with the terms and conditions of the Marital Dissolution Agreement, Docket No. 91D-3201, in the Fourth Circuit Court for Davidson County, Tennessee. The said Mary F. Cate has since died. The Will of Mary Ferris Cate of record in Case No 22P1663 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Sarah Elizabeth Cate as Executrix with full power to convey subject property.

Description Reference The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2023, and subsequent years, All Matters shown on the Plan of record in Book 332, page 85, said Register's Office

This is improved property, known as 711 Cantrell Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2023.

Estate of Mary Ferris Cate

Sarah Elizabeth Cate, executrix

Sarah Elizabeth Cate, Executrix

State of Tennessee

County of Davidson

On this 14th day of July, 2023, before me the undersigned authority, personally appeared Sarah Elizabeth Cate, Executrix under the Will of Mary Ferris Cate, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 14 day of July, 2023.

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

S. Denise Woods
Notary