Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. Y-C-23-1621A

Karen Johnson Davidson County
Batch# 1052420 DEEDWARR
09/21/2023 09 48 44 AM 2 pgs
Fees $13 00 Taxes $2,190 40

20230921-0074178

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3345

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of September, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Joseph Cate and Callie Shea Cate 1621 A Cahal Avenue Nashville, TN 37206	New Owner	072-14-0O-003-00

WARRANTY DEED

FOR AND IN 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,
Abigail Rose Doeg and Michael Anthony Shewchuk, wife and husband, who acquired title as unmarried persons
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Callie Shea Cate and Joshua Joseph Cate, wife and husband
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 Unit 1621 A, Cottages at Cahal, Phase 1, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument No. 20140520-043455, amended in Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832 and Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Abigail Rose Doeg, an unmarried woman and Michael Anthony Shewchuk, an unmarried man by Warranty deed from Alison Sims, unmarried and Lacey A. Stryker, unmarried of record in Instrument No. 20200720-0079582, Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 20, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1621 A Cahal Avenue, Nashville, TN 37206

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 so 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.

Dated this the 19th day of September, 2023.

Abigail Rose Shewchuk

Abigail Rose Shewchuk

Michael Anthony Shewchuk

Michael Anthony Shewchuk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2023, before me personally appeared Abigail Rose Shewchuk and Michael Anthony Shewchuk, 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 19th day of September, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY