Karen Johnson Davidson County
Batch# 1085118 DEEDWARR
12/22/2023 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20231222-0098859

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $680,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Cate Catherine Cate	Mark Cate Catherine Cate	093-06-1B-305.00-CO
813 Foxboro Court	813 Foxboro Court	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRAVIS RAY CHANEY AND CHRISTINE SUZANNE CHANEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK CATE AND CATHERINE CATE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 305 together with one Parking Space, together with the appurtenant interest in the common elements of the Kress Lofts Condominiums, a Horizontal Property regime established by Master Deed of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233 and Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, (corrected in Instrument No. 20080118-0006035) and Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site Plan attached as Exhibit B-5 to the aforementioned Master Deed.

Being the same property conveyed to Travis Ray Chaney and Christine Suzanne Chaney by Warranty Deed from Shanti J. Box, Conservator of the Conservatorship Estate of Carol K. Comer, "Sr." of record in Instrument No. 20200901-0099191 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 01, 2020. See also Order to Sell Real Property filed in Instrument No. 20200901-0099190, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 239 Rep. John Lewis Way North #305, Nashville, TN 37219, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2023.

Travis Ray Chaney by Christine Suzanne Chaney, Attorney in Fact

Travis Ray Chaney by Christine Suzanne Chaney, Attorney in Fact

Christine Suzanne Chaney

Christine Suzanne Chaney

STATE OF KENTUCKY
COUNTY OF DAVIESS

On this 19th day of December, 2023, before me personally appeared Christine Suzanne Chaney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Travis Ray Chaney as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of Travis Ray Chaney.

Witness my hand and seal this 19th day of December, 2023.

Brenna K. Knight
Notary Public

My Commission Expires: 2/21/25

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

STATE OF KENTUCKY
COUNTY OF DAVIESS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christine Suzanne Chaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2023.

Brenna K Knight
Notary Public

My Commission Expires: 2/21/25

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 20, 2023** (date of document).

Affiant Signature

December 22, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25