Karen Johnson
Batch # 1122532
04/12/2024 02:21:02 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240412-0026252

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
James Robert Cato and Linda Gonzales Cato, Co-Trustees of the Cato Revocable Trust u/a/d April 8, 2024 4307 Iroquois Avenue Nashville, Tennessee 37205	(Same)	130 07 0 056.00

This instrument prepared by: Holland & Knight LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

DENISE L. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

Subscribed and sworn to before me, this 8th day of April, 2024.

NOTARY PUBLIC
My Commission Expires: May 9, 2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **JAMES ROBERT CATO AND WIFE, LINDA CATO** ("Grantors"), by these presents, do hereby quitclaim and convey all their right, title and interest, unto **JAMES ROBERT CATO AND LINDA GONZALES CATO, CO-TRUSTEES OF THE CATO REVOCABLE TRUST U/A/D APRIL 8, 2024** ("Grantees"), their successors and assigns, in and to the following described land in Davidson County, Tennessee (the "Property"):

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 179 on the plan of Royal Oaks Land Co's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said County. Said part of Lot 178 is shown as Lot 178C on the Resubdivision of part of Royal Oaks of record in Book 974, pages 4 and 5, said Register's Office, and further described from a survey of John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, dated March 14, 1983, as follows:

SAID property fronts 200 feet on the southerly side of Iroquois Avenue (or Place) and extends back 230.6 feet on the easterly line and 238 feet, more or less, on the westerly line to a dead line in the rear measuring 200 feet thereon.

Being the same property conveyed to James Robert Cato and wife, Linda Cato, by deed from Edward D. Staples and wife, Elizabeth S. Staples, of record in Book 6044, page 423, said Register's Office.

LESS & EXCEPT:

Land in Davidson County, Tennessee, being Lot No. 178C on the Plan of Resubdivision Parts – Royal Oaks of record in Book 974, pages 4 & 5, Register's Office for said County.

SAID Lot No. 178C fronts 100.00 feet on the southwesterly margin of Iroquois Avenue and extends back 235.40 feet on the northwesterly line and 231.15 feet on the southeasterly line to a dead line in the rear, measuring 100.24 feet thereon.

Being the same property conveyed to Jonathan G.W. Evans and spouse, Cynthia M. Evans, by deed from James Robert Cato and spouse, Linda Cato, by deed recorded in Book 11339, page 502, said Register's Office.

This is improved property known as 4307 Iroquois Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this instrument this 8th day of April, 2024.

James Robert Cato

Linda Cato

Linda Cato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Robert Cato and Linda Cato, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of April, 2024.

NOTARY PUBLIC
My Commission Expires: May 9, 2026

DENISE L. BACON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026