Karen Johnson Davidson County
Batch# 1160201 DEEDWARR
07/22/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,566.95
20240722-0054700

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley Cates, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig A. Shaw and Amy Leigh Shaw, Trustees of The 2023 95 Antioch Pike Tennessee Community Property Trust**, 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 Lot No. 229 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy K. Greer, an unmarried woman by Warranty Deed from Bianca R. Davis N/K/A Bianca Jones, unmarried of record in Instrument No. 20171215-0128055 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 15, 2017.

Being the same property conveyed to Ashley Cates, an unmarried woman by Warranty Deed from Amy L. Shaw F/K/A Amy L. Greer, married of record in Instrument No. 20230215-0011021 Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 15, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 95 Antioch Pike, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The 2023 95 Antioch Pike Tennessee Community Property Trust **2017 Katelyn Dr.** **Elizabethton, TN 37643**	**NEW OWNER**	**133-04-0-013.00**

WITNESS THE EXECUTION HEREOF this 18th day of July, 2024.

Ashley Cates

Ashley Cates

State of Tennessee)
County of Davidson)

On this 18th day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ashley Cates, the bargainor(s), 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.

Lydia H Weaver

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 423,500.00.**

Affiant

Sworn and subscribed before me on this the 18th day of July, 2024.

Lydia H Weaver

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, **Angela Y. Poston-Williamson**, do hereby make oath that I am 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 7/18/24.

Angela Y. Poston-Williamson

7/18/24

Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 18 day of July, 2024.

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lydia H. Weaver

Lydia H. Weaver

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21