WARRANTY DEED

Karen Johnson Davidson County
Batch# 1180445 DEEDWARR
09/11/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20240911-0070202

Y-C-24-1621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Skyler Bambic	New Owner	
(NAME)	(NAME)	**072-14-0O-003.00-CO**
1621 A Cahal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CALLIE SHEA CATE AND JOSHUA JOSEPH CATE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLER BAMBIC, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Callie Shea Cate and Joshua Joseph Cate, wife and husband by Warranty Deed from Abigail Rose Doeg and Michael Anthony Shewchuk, wife and husband, who acquired title as unmarried persons of record in Instrument No. 20230921-0074178 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 21, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 547, Page 22, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument No. 20140505-0038218, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140520-0043455, amended in Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832, Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20131230-0130699, in the Register's Office for Davidson County, Tennessee.
- Ingress/egress and Utility Easement of record in Instrument Number 20130319-0027116, Termination of Easement record in Instrument Number 20141014-0094862 in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140602-0047039, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1621 A Cahal Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF SEPTEMBER, 2024.

Callie Shea Cate

Callie Shea Cate

Joshua Joseph Cate

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 11th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 11th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, Ryan Lux, 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 **September 11, 2024**.

Date

Affiant Signature

9/11/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202409110070202