Prepared by
Record and Return To
Chapman and Rosenthal Title, II
10 Burton Hill's Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149342

Karen Johnson
Batch # 1238985
02/20/2025 02 17 16 PM
Fees $13 00 Taxes $3,422 50
Davidson County
DEEDWARR
2 pgs
20250220-0012477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $925,000 00

Ellen Gelhaus Tighe
Affiant

Subscribed and sworn to before me, this 18th day of February, 2025.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Beth E Cate and Fred H. Cate 110 31st Avenue North, Unit 701 Nashville TN 37203	New Owner	Tax Parcel ID No 104-02-4C-077 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Tighe and Ellen Gelhaus Tighe, Co-Trustees of The John and Ellen Tighe Joint Revocable Living Trust dated August 18, 2016** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Beth E. Cate and Fred H. Cate, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 701, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-3 and P2-51 and Storage Space Number P1-13 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to JOHN F TIGHE, by deed from WEST END PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20120730-0066871 , dated July 30, 2012 , said Register's Office.

JOHN F. TIGHE conveyed to JOHN F. TIGHE AND WIFE, ELLEN GELHAUS TIGHE, by quitclaim deed of record in Instrument No 20170103-0000591, dated December 21, 2016, said Register's Office.

JOHN F. TIGHE AND WIFE, ELLEN GELHAUS TIGHE conveyed to JOHN F TIGHE AND ELLEN GELHAUS TIGHE, CO TRUSTEES OF THE JOHN AND ELLEN TIGHE JOINT REVOCABLE LIVING TRUST DATED AUGUST 18, 2016 , by quitclaim deed of record in Instrument No 20170206-0012276, dated December 21, 2016, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 104-02-4C-077.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 46, said Register's Office.

Master Deed of record in Instrument No 20080401-0032619, amended in Instrument No 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No 20090921-0087974, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20051013-0123589, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051013-0123588, said Register's Office.

This is improved property located at 110 31st Avenue North, Unit 701 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2025

The John and Ellen Tighe Joint Revocable Living Trust dated August 18, 2016

Co-Trustee

By: John F. Tighe, Co-Trustee

Ellen Gelhaus Tighe, Trustee

By Ellen Gelhaus Tighe, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John F Tighe and Ellen Gelhaus Tighe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The John and Ellen Tighe Joint Revocable Living Trust dated August 18, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of February, 2025

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____