THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1252506 DEEDWARR
03/27/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250327-0022920

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Herbert Joseph Jamauh Brown and Michelle Gaskin Brown, Trustees 6016 Woodland Hills Drive Nashville, TN 37211	NEW OWNER **PROPERTY**	172-06-0A-029.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kevin V. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8th, 2019, and any amendments thereto** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Herbert Joseph Jamauh Brown and Michelle Gaskin Brown, Trustees of The Brown Family Revocable Trust Agreement dated January 9, 2025**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6016 Woodland Hills Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat of Mountain View Section 1, Revision One, a Planned Unit Development of record in Plat Book 9700, Page (s) 562 and 563, 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 D. Cato, a single person by Warranty Deed from George P. Hampton and wife, Danielle J. Hampton of record in Instrument No. 20080903-0090249 Register's Office for Davidson County, Tennessee, dated August 22, 2008 and recorded on September 03, 2008.

Being the same property conveyed to Amy D. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8, 2019 by Quitclaim Deed from Amy D. Cato, a single person of record in Instrument No. 20190513-0044500 Register's Office for Davidson County, Tennessee, dated May 08, 2019, and recorded on May 13, 2019. And further see the Trust Certificate for the current serving trustee, of record in Instrument No. _____202503270022919_____, said Register's Office.

This is improved (X) unimproved ( ) property known as 6016 Woodland Hills Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14th day of March, 2025.

Amy D. Cato Revocable Trust U/A dated May 8th, 2019, and any amendments thereto

By: _____
Kevin V. Cato, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2025, before me personally appeared Kevin V. Cato, Trustee of Amy D. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8th , 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2025.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

_____
AFFIANT

Sworn to and subscribed before me this 14 day of March, 2025

_____
Notary Public
My commission expires: 8/24/27

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY 2027

Certificate of Authenticity

I, Emily Manno, 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 3/14/25.

Date

Affiant Signature

3/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of March, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026