Karen Johnson Davidson County
Batch# 1287354 DEEDWARR
06/20/2025 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $728.90
20250620-0048333

# WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-21-29
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80348

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| NASHVILLE METRO HOLDINGS, LLC | NASHVILLE METRO HOLDINGS, LLC | 162060011400 |
| (NAME) | (NAME) | |
| 3000 Meridian Blvd Ste 160 | 3000 Meridian Blvd Ste 160 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin TN 37067 | Franklin TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Seven Thousand And No/100 Dollars ($197,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE CATE FAMILY PROTECTION TRUST U/A/D JANUARY 28, 2021, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NASHVILLE METRO HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 14, on the Plan of Old Tusculum Road Heights, as shown by plat appearing of record

in Book 4300, page 45, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Cate Family Protection Trust, by Quitclaim Deed from Alfred P. Cate and Eunice K. Cate, dated April 28, 2021, appearing of record in Instrument No. 20210528-0072277, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 165 Tusculum Rd, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 16 day of June, 2025.

The Cate Family Protection Trust U/A/D January 28, 2021

BY: Caryn Dianne Raskin
Caryn Dianne Raskin, Co-Successor Trustee

By: Tina Danielle Bryant
Tina Danielle Bryant, Co-Successor Trustee

By: Susan Marlene Starns
Susan Marlene Starns, Co-Successor Trustee

STATE OF KENTUCKY

COUNTY OF Scott

On this 16th day of June, 2025, before me personally appeared Tina Danielle Bryant, Caryn Dianne Raskin, and Susan Marlene Starns, Co-Successor Trustees of The Cate Family Protection Trust Under Agreement Dated January 28, 2021 and who acknowledged that they signed their names on behalf of the Trust as Co-Successor Trustees as their own free act and deed and for the purposes therein contained.

Rebecca Peyyala
Notary Public
Printed Name: REBECCA PEYYALA

My Commission Expires: 04/14/2026

REBECCA PEYYALA
COMM EXPIRES 04/14/2026
NOTARY PUBLIC
ID # KYNP49045
STATE AT LARGE, KENTUCKY

## Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 6-18-25 (date of document).

Affiant Signature

6-18-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of June, 2025

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26