This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1298058 DEEDWARRSP
07/16/2025 09 27 35 AM 4 pgs
Fees $23 00 Taxes $2,923 00
20250716-0056007

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Steven G. Cates & Lyn W. Cates	NEW OWNER	104-13-0-267.00
215 Lynnwood Terrace		
Nashville, TN 37205		

SPECIAL 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 all of which are hereby acknowledged **Regions Bank, Trustee of the Nancy L. Laska Revocable Trust, dated April 22, 2021** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Steven G. Cates and Lyn W. Cates, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Addition to Myrtlewood of record in Plat Book 547, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 65 feet on the easterly side of Craighead Avenue and extends back in an easterly direction between parallel lines 180 feet line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Lewis L. Laska and wife, Nancy L. Laska, by Warranty Deed from Peter M. Oldham and wife, Susan F. Oldham of record in Book 7478, Page 364, in the Register's Office for Davidson County, Tennessee, dated February 24, 1988 and recorded on February 26, 1988.

Being the same property conveyed to Nancy Lou Webb Laska by Quitclaim Deed from Lewis Lyman Laska of record in Instrument No. 20200714-0076689, in the Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 14, 2020.

Being the same property conveyed to Nancy L. Laska, Trustee of the Nancy L. Laska Revocable Living Trust, dated April 22, 2021 by Warranty Deed from Nancy L. Laska, an unmarried woman of record in Instrument No. 20211011- 0136331, in the Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 11, 2021, Regions Bank being successor trustee thereunder.

Nancy L. Laska died on January 27, 2025.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **230 Craighead Avenue, Nashville, TN 37205**

The actual consideration or value, whichever is greater, for this transfer is $790,000.00.

Affiant

Subscribed and sworn to before me this 15 day of July, 2025.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 15 day of July, 2025.

The Nancy L. Laska Revocable Living Trust, dated April 22, 2021
By: Regions Bank
Its: Trustee

By: _____
David P. Rogers
Its: Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared **David P. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Vice-President of Regions Bank**, the **Trustee** of T**he Nancy L. Laska Revocable Living Trust**, the within named bargainor, and that he as such Vice-President for Regions Bank, executed the foregoing instrument for the purposes therein contained by personally signing the name of the Trust on behalf of Regions Bank, its Trustee.

Witness my hand and official seal at office this 15 day of July, 2025.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TN
COUNTY OF Davidson

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2025 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 117, Register's Office for Davidson County, Tennessee.

3. Easement Deed of record in Book 7936, Page 987, in the Register's Office for Davidson County, Tennessee.