This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $570,000.00.

Affiant

Subscribed and sworn before me this the 8th day of August, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1307015 DEEDWARR
08/08/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250808-0063246

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rhonda Gayle Cates 5041 Sunflower Lane Hermitage, TN 37076	New Owner	086-13-0A 036.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONNOR BATES FINDLAY AND ERICA WILDE FINDLAY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RHONDA GAYLE CATES AND JAMES MICHAEL CATES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Connor Bates Findlay and Erica Wilde Findlay, a married couple, by deed dated 11/09/2022, from Charlie Brooks and Paige Brooks, husband and wife, of record in Instrument No. 20221109-0120363, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5041 Sunflower Lane, Hermitage, TN 37076.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CWF by CBF, AIF

CBF

Witness my hand this the 8th day of August, 2025.

Connor Bates Findlay

Erica Wilde Findlay by Connor Bates Findlay Attorney-in-Fact

Erica Wilde Findlay, by Connor Bates Findlay as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Connor Bates Findlay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2025.

My commission expires: 9.28.26

AUSTIN H ESTES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of AUGUST, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Connor Bates Findlay with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erica Wilde Findlay, by Specific Power of Attorney dated 4 AUGUST, 2025, and who acknowledged that he executed the same as the free act and deed of Erica Wilde Findlay.

Witness my hand and official seal this 8 day of AUGUST, 2025.

My Commission Expires:
9.28.26

Notary Public

AUSTIN H ESTES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8|8|25.

Affiant Signature

8|8|25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of August, 2025

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12|16|26

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY