Karen Johnson Davidson County
Batch# 1312980 DEEDWARR
08/21/2025 08:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250821-0066876

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
1109 CAHAL AVE LLC 5433 EDMONDSON PIKE #165 NASHVILLE, TN 37211	1109 CAHAL AVE LLC 5433 EDMONDSON PIKE #165 NASHVILLE, TN 37211	MAP/ PARCEL: 072 14 0 005.00

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF,
AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409 (a)(3)(F)
(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **MATTHEW UTTERBACK AND STEPHANIE UTTERBACK, HUSBAND AND WIFE, A MARRIED COUPLE,** whose mailing address is 6041 Frontier Lane., Nashville, Tennessee 37211.

GRANTEE: **1109 CAHAL AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TRUSTEE OF 1109 CAHAL AVE REVOCABLE TRUST,** whose mailing address is 5433 Edmondson Pike #165 Nashville, TN 37211. *(Grantor is beneficiary of the Revocable Trust.)*

CONSIDERATION: NONE

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor has **GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 20 day of August 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently

subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property by, through, or under Grantor.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 20 day of August 2025.

GRANTOR:

Matthew Utterback
MATTHEW UTTERBACK

Stephanie Utterback
STEPHANIE UTTERBACK

Signed this the 20 day of August, 2025, in the presence of:

FIRST WITNESS:
Melinda Kidder
Melinda Kidder
207 N. 4th St., #459
Hugo, OK. 74743

SECOND WITNESS:
Terry Brown
Terry Brown
1870 Summit Dr
Los Banos, CA 93635

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 20 day of August 2025, by Melinda Kidder and Terry Brown, the above-signed witnesses, I attested to the execution of this instrument by Matthew Utterback and spouse, Stephanie Utterback, *for the consideration and in the capacity stated.*
This is an online notarial act.
Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot number 6 on the Plan of E.T. Brown's Subdivision of part of Lot 1 of the Cahal Property, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue at a point 36.7 feet westerly from the corner of Lots number 6 and 7; thence northwardly and parallel with the line Lots number 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley, southerly 102.3 feet to the northerly margin of Cahal Avenue; thence easterly along the northerly margin of Cahal Avenue, 56.3 to the point of beginning.

Being the same property conveyed to Wendi Welch Warren by deed from Raul Torres Hernandez, unmarried dated September 14, 2015, of record in Instrument No. 20150915-0093440, Register's Office for Davidson County, Tennessee.

The above-described property is not the marital residence of the Grantor.

This is improved property known as 1109 Cahal Avenue, Nashville, Tennessee 37206.

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated September 30, 2016, from Wendi Welch Warren, to Matthew Utterback and Stephanie Utterback, husband and wife, of record October 3, 2016, under Instrument No. 20161003-0104101, in the Public Records of Davidson County, Tennessee.

Parcel ID: 072 14 0 005.00

Commonly known as 1109 Cahal Avenue, Nashville, Tennessee 37206

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 20 August 2025 (date of document).

C. Stephen Tobin

August 20, 2025
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 20 day of August, 2025, by C. Stephen Tobin for and in the capacity stated.

This is an online notarial act.
Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

