WARRANTY DEED

B-ELAM-25-03057

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 22 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Charles H. Cathey and Debra L. Cathey	SAME AS NEW OWNER	
(NAME) 623 Cottonwood Dr.	(NAME)	**096-14-0-231.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL EDWARD VAN GILDER, III AND ALEXANDREA VAN GILDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES H. CATHEY AND DEBRA L. CATHEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 47 fronts 72 feet on the Southerly side of Boulder Park Drive and extends back 132.4 feet on the Easterly line and 141 7 feet on the Westerly line, to a dead line in the rear on which is measures 85 feet.

Being the same property conveyed to Michael Edward Van Gilder, III, a single man, and Alexandrea Nicole Breeding, a single woman, as tenants in common with rights of survivorship by Warranty Deed from Nicholas Black and Theresa Black, husband and wife of record in Instrument No 20200113-0004046 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 13, 2020 Alexandrea Nicole Breeding, having since married Michael Edward Van Gilder, III, is know known as Alexandrea Van Gilder.

This conveyance is subject to·
- Taxes for the year 2025, and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3057 Boulder Park Dr, Nashville, Tennessee 37214**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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

Karen Johnson Davidson County
Batch # 1319941 **DEEDWARR**
09/08/2025 01 53 44 PM 3 pgs
Fees $18 00 Taxes $1,313 50

20250908-0071641

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2025.

Michael Edward Van Gilder, III

Alexandrea Van Gilder

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EDWARD VAN GILDER, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDREA VAN GILDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, RACHEL WILSON, 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 SEPTEMBER 4, 2025 (date of document).

Affiant Signature

Date 9/4/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

