THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1333208 DEEDWARR
10/10/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20251010-0081255

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nash Homes, LLC **5600 Glenalden Dr.** **Smyrna, TN 37167**	NEW OWNER	133-12-0-292

GENERAL 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 which are hereby acknowledged, **Kevin V. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8, 2019, and any amendments thereto** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Nash Homes**, LLC, a **Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 436 Jessie Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 139 on the Plan of Addition to Greenwood Hills, Section II, of record in Plat Book 5200, Page 62, Register's Office for said County.

Said Lot No. 139 fronts 80.0 feet on the southerly margin of Jessie Drive and extends back 152.30 feet on the easterly line, and 156.25 feet on the westerly line, to a dead line on the rear on which it measures 72.50 feet.

Being the same property conveyed by Quit Claim Deed from Amy Davison Cato, unmarried, to Amy D. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8, 2019, and deed dated May 8, 2019, and recorded May 13, 2019, in Book 6489, Page 292, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Patricia S. Cary and husband James E. Cary, to Amy Davison Cato, unmarried, recorded on the February 8, 1985 in Book 6489, Page 292, in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 436 Jessie Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6 day of October, 2025.

Amy D. Cato Revocable Trust U/A dated May 8, 2019, and any amendments thereto

By: _____
Kevin V. Cato, Trustee

STATE OF ILLINOIS
COUNTY OF COOK

On this 6th day of October, 2025, before me personally appeared Kevin V. Cato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Amy D. Cato Revocable Trust U/A dated May 8, 2019, and any amendments thereto, the within named seller, and that such Kevin V. Cato as such Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Trustee.

Witness my hand, at office, this 6th day of October, 2025.

_____
Notary Signature
My commission expires: 08-16-2028

OFFICIAL SEAL
KRYSTYNA NIEMCZYK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08-16-28

AFFIDAVIT OF VALUE

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 6th day of OCTOBER, 2025.

_____
Notary Public
My commission expires: 08-16-2028

OFFICIAL SEAL
KRYSTYNA NIEMCZYK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08-16-28

Certificate of Authenticity

I, **Ryan Lux**, 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 10/6/25.

Date

Affiant Signature

10/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of October, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029