THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353555

Karen Johnson Davidson County
Batch # 1396476 DEEDWARR
03/24/2026 09:43:13 AM 2 pgs
Fees: $13.00 Taxes: $14,078.50
20260324-0023215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,805,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregor Yock and Raleigh Yock 620 Westview Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor E. Gatto, III. and Wendy Anderson Gatto, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregor Yock and Raleigh Yock, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of CHERNAU - PAINE SUBDIVISION, of record in Plat Book 8250, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victor E. Gatto, III and Wendy Anderson Gatto, husband and wife, by Warranty Deed from Elizabeth J. Chernau, of record in Instrument No. 20110803-0059789, in the Register's Office of Davidson County, Tennessee, dated August 01, 2011, and recorded on August 03, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

City of Nashville taxes for the year 2026 and thereafter, for tax parcel identification number 130 03 0 053.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHERNAU - PAINE SUBDIVISION, as recorded in Plat Book 8250, Page(s) 78.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART ROYAL OAKS LAND CO'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page 102.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION PARTS ROYAL OAKS, as recorded in Plat Book 974, Page 4.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF THE RESUBDIVISION OF LOT 2, CHERNAU-PAINE SUBDIVISION, as recorded in Instrument No. 20090116-0004172.

This is improved property located at 620 Westview Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2026.

Victor E. Gatto, III.

Wendy Anderson Gatto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor E. Gatto, III. and Wendy Anderson Gatto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2026.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026