Karen Johnson Davidson County
Batch# 1417990 DEEDQC
05/08/2026 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041652

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Linda G. Cato, Trustee<br>4307 Iroquois Avenue<br>Nashville, Tennessee 37205 | (Same) | 130 07 0 056.00 |

This instrument prepared by: Holland & Knight LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Linda G. Cato
Affiant

Subscribed and sworn to before me, this 27 day of APRIL, 2026.

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tyler Henry
NOTARY PUBLIC
My Commission Expires: My Commission Expires May 3, 2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **LINDA GONZALES CATO, SOLE TRUSTEE OF THE CATO REVOCABLE TRUST U/A/D APRIL 8, 2024** ("Grantor"), by these presents, does hereby quitclaim and convey unto **LINDA G. CATO, TRUSTEE OF THE CATO FAMILY TRUST U/A/D APRIL 8, 2024** ("Grantee"), her successors and assigns, all of Grantor's undivided fifty percent (50%) interest in and to the following described land in Davidson County, Tennessee (the "Property"):

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 179 on the plan of Royal Oaks Land Co's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said County. Said part of Lot 178 is shown as Lot 178C on the Resubdivision of part of Royal Oaks of record in Book 974, pages 4 and 5, said Register's Office, and further described from a survey of John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, dated March 14, 1983, as follows:

SAID property fronts 200 feet on the southerly side of Iroquois Avenue (or Place) and extends back 230.6 feet on the easterly line and 238 feet, more or less, on the westerly line to a dead line in the rear measuring 200 feet thereon.

**LESS & EXCEPT:**

Land in Davidson County, Tennessee, being Lot No. 178C on the Plan of Resubdivision Parts – Royal Oaks of record in Book 974, pages 4 & 5, Register's Office for said County.

SAID Lot No. 178C fronts 100.00 feet on the southwesterly margin of Iroquois Avenue and extends back 235.40 feet on the northwesterly line and 231.15 feet on the southeasterly line to a dead line in the rear, measuring 100.24 feet thereon.

Being the same property conveyed to James Robert Cato and Linda Gonzales Cato, Co-Trustees of the Cato Revocable Trust u/a/d April 8, 2024 by deed from James Robert Cato and Linda Cato, of record as Instrument No. 20240412-0026252, said Register's Office, James Robert Cato having since died and Linda Gonzales Cato now being the Sole Trustee of the Cato Revocable Trust.

This is improved property known as 4307 Iroquois Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument this 27 day of April, 2026.

Linda Gonzales Cato

Linda Gonzales Cato, Sole Trustee of the Cato Revocable Trust u/a/d April 8, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gonzales Cato, Sole Trustee of the Cato Revocable Trust u/a/d April 8, 2024, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27 day of APRIL, 2026.

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: My Commission Expires May 3, 2027

**Tennessee Certification of Electronic Document**

I, J. Steven Kirkham, 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 April 27, 2026 (date of document).

Affiant Signature

5-7-2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2026.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: NOV 2, 2026

NOTARY'S SEAL

