After recording return to:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3992976

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1418088 DEEDQC
05/08/2026 02:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260508-0041801

Parcel ID No.: 164 07 0A 142.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 30th day of APRIL, 2026, by and between **Deborah D. Stafford-Cato, who acquired title as Deborah D. Cato, an unmarried woman** and **Harold L. Cato, an unmarried man, formerly wife and husband,** residing at 1605 Highwater Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Deborah D. Stafford-Cato, an unmarried woman,** residing at 1605 Highwater Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 155, Section Two, Harvest Grove (formerly "Tillman Property") RS-10 Subdivision - Cluster Lot Option, of record in Plat Instrument 20140529004606 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from BMCH Tennessee, LLC to Deborah D. Cato and Harold L. Cato, Wife and Husband as set forth in Deed Instrument #20141226-0117797 dated 12/18/2014, recorded 12/26/2014, DAVIDSON County, TENNESSEE.

Property Address: 1605 Highwater Drive, Nashville, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Deborah D. Stafford-Cato F/K/A Deborah D. Cato F/K/A

Deborah D. Stafford-Cato, who acquired title as Deborah D. Cato

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Deborah D. Stafford-Cato, who acquired title as Deborah D. Cato**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County, TN, this 30 day of April, 20 26.

K. D. Davis
Notary Public

My Commission expires: 1/30/27

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Harold L. Cato

Harold L. Cato

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Harold L. Cato**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch Tn, this 30 day of April, 20 26.

Notary Public

My Commission expires: 4/22/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Deborah D. Stafford-Cato
Affiant

Print Name: Deborah D. Stafford-Cato

STATE OF TN
COUNTY OF Wilson

Subscribed and sworn to before me this 30 day of April, 2026

K. D. Davis
Notary Public
My Commission Expires: 1/30/27

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Deborah S. Stafford-Cato
1605 Highwater Drive
Nashville, TN 37013

Name and address of property owner:

Deborah S. Stafford-Cato
1605 Highwater Drive
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, David Carter, 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 30, 2026.

Affiant Signature

05-06-2026

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08.21.2027

NOTARY'S SEAL

Commonwealth of Pennsylvania – Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

3992976