QUIT CLAIM DEED

Karen Johnson Davidson County
Batch # 1438168 DEEDQC
06/25/2026 11:12:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057447

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$0.00**

Janice Cato
Janice M. Cato, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 12th DAY OF MAY, 2026

Todd Hancock / **Notary Public**

MY COMMISSION EXPIRES: 1/22/30
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC
Todd H. Hancock, Esquire
4219 Hillsboro Pike, Suite 306
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Janice Cato Revocable Trust dated May 12, 2026 323 Shady Creek Lane, Nashville, Tennessee 37211	**New Owner**	**161-13-0B-323.00-CO**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, JANCIE M. CATO, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO JANICE CATO REVOCABLE TRUST DATED MAY 12, 2026, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

> Land in Davidson County, Tennessee, being Unit No. 323 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of Record in Instrument No. 20050204-0013611 and amended in Instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is thereby made for a more complete and accurate description. (the "Property").
>
> Being the same property conveyed to Keith Cato and Janice Cato, husband and wife, by Warranty Deed from Craig J. Jensen, married and John S. Jensen, married, as tenants in common, in Instrument No. 20181321-0126342 of record in the Register of Deeds Office for Davidson County, Tennessee. Further being the same property vested solely in Janice Cato in fee simple due to the death of Keith Cato as evidenced by that certain Affidavit of Survivorship of record at Instrument No. 20260625-0057447 in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, 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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-24-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof an is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside at Brentwood of record in Instrument Number 20040702-0079260, Instrument No. 200502041-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.

Right of Way to State of Tennessee in Book 7859, page 398, Register's Office for Davidson County, Tennessee.

Ground Lease with SBA Towers, Inc. in Instrument 20000403-0032883, Instrument 20000714-0069736, Instrument 20040305-0025830, Instrument No. 20040305-0025837, and Instrument 20110203-0009711, Register's Office for Davidson County, Tennessee.

Transmission Line Easement in Book 3438, page 376, Register's Office for Davidson County, Tennessee.

Easement for Water Mains, in Book 6408, page 486, Register's Office for Davidson County, Tennessee.

Sanatary Sewer Easement in Book 7250, pages 755 and 758, and Book 7267, page 41, Register's Office for Davidson County, Tennessee.

Construction Slope Easement Agreement in Instrument 20040305-0025838, Register's Office for Davidson County, Tennessee.

Drainage Easement, Stockpile, Buffer, Traffic Lights and Lanes Agreement in Instrument 20040305-0025834, Register's Office for Davidson County, Tennessee.

Easement in Book 9444, page 27, Register's Office for Davidson County, Tennessee.

Miscellaneous easements and right of way granted to State of Tennessee in Book 7859, page 398, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common area in Instrument 20080724-0075832, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan (Boundary Plat) of record in Instrument No. 20040714-0084063, amended in Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20041217-0150431, Register's Office for Davidson County, Tennessee.

Easement for underground utility line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.

Easement for access and utilities of record in Instrument No. 20040305-0025839, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.

Memorandum of Antenna Ste Agreement recorded in Instrument No. 20000321-0028710, Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.

This is improved property, known as 323 Shady Creek Lane, Nashville Tennessee 37211

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

WITNESS my/our hand(s) this 12th day of May, 2026

Janice Cato

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named **Janice Cato,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL seal this 12th day of May, 2026.

[SEAL]

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Print Name: Todd Hancock

My Commission Expires: 1/22/30