Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260755231

Karen Johnson Davidson County
Batch # 1465081 **DEEDWARR**
08/28/2026 09:55:57 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50

20260828-0079910

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2026.

Notary Public
My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Farid A. Thanawalla 110 31st Ave N #502 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-4C-037.00-CO

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, **Charles White and Fred H. Cate, as co-Trustee(s), and successors in Trust, under The Ruth L. Cate Revocable Trust U/A dated May 11, 2017, and any amendments thereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farid A. Thanawalla, a single person**, ("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 Unit 507, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed

Together with Parking Space Numbers 112 and 113, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Ruth L. Cate and Charles White, as co-Trustee(s), and successors in Trust, under The Ruth L. Cate Revocable Trust U/A dated May 11, 2017, and any amendments thereto by Quitclaim Deed from Ruth L. Cate and Roy Charles White, wife and husband, of record in Instrument No. 20191105-0114195 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on November 05, 2019.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974 and Instrument No. 20211123-0155484 and Amendment recorded in Instrument No. 20230313-0017699, Instrument No. 20230313-0017700 and Instrument No. 20230313-0017703 Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based

on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20051123-0141766, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.

Notice of Quit Claim Deed of record in Book Instrument No. 20120119-0005400, in the Register's Office for Davidson County, Tennessee.

Articles of Conversion of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 110 31st Ave N #507 Nashville TN 37203

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 18th day of August, 2026.

The Ruth L. Cate Revocable Trust U/A dated May 11, 2017, and any amendments thereto

BY: Charles White
Charles White, Co-Trustee

BY: Fred H. Cate, CO-TRUSTEE
Fred H. Cate, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of the Ruth L. Cate Revocable Trust U/A dated May 11, 2017 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2026.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred H. Cate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of the Ruth L. Cate Revocable Trust U/A dated May 11, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of August, 2026.

_____
Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028