Karen Johnson Davidson County
Batch# 497793 DEEDWARR
10/19/2020 09:03:43 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20201019-0121105

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Vivian R. Cheatham
4536 South Trace Boulevard
Old Hickory, TN 37138-4204

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
063-12-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Melissa A. Davis and husband Juan G. Arboleda,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vivian R. Cheatham, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Southfork Subdivision, Section 2 of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa A. Davis, a single person by Warranty deed from Gary L. Davis and wife, Lisa Davis of record in Instrument No. 20130625-0065120 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 25, 2013.
Juan G. Arboleda herein joins to convey any and all rights and intersts he may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Covenants, Conditions and Restrictions of record in Book 6906, Page 733, as amended in Book 8291, Page 955; Charter of Southfork Homeowner's Association of record in Book 6790, Page 998; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 601; Storm Water Detention Agreement of record in Book 6566, Page 208 and Book 6504, Page 406; Easement Deed of record in Book 6267, Page 296, Book 6267, Page 298; Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; all applicable zoning ordinances; utility, sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions; and other matters of public record; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4536 South Trace Boulevard Old Hickory, TN 37138-4204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of October, 2020.

Melissa A. Davis

Juan G. Arboleda

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa A. Davis and Juan G. Arboleda, the bargainor(s) 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 official seal this 15th day of October, 2020.

NOTARY PUBLIC

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $254,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 12-18-2021

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County