Karen Johnson Davidson County
Batch# 544199 DEEDWARR
01/04/2021 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20210104-0000093

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 29 **day of December, 2020** by and between:

Patrick J. Poe, A Married Person (hereinafter "Grantor"); and

Matthew H. Cheek, (hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" as used herein shall be "Grantors" or "Grantees" if more than one person or entity be referred to and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor, by his signature below does hereby warrant, covenant and certify that the subject Property has never been the marital residence of the Grantor or his spouse.

Witness the signature of the Grantor the day and year first above written.

Patrick J. Poe

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Patrick J. Poe**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 29 day of December, 2020.

Notary Public

My Commission Expires:

RUSSELL J. McCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

State of Tennessee
County of ~~Shelby~~ Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 29 day of December, 2020

Notary Public

My Commission Expires:

RUSSELL J. McCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

RECORDING DATA

Name/Address of Property Owners:	Send Tax Bills To:	Map Parcel Numbers
Matthew H. Cheek 2804 Foster Avenue Nashville, TN 37210	New Owner	119 09-0 294.00
Improved Property: Yes: ☑ No: ☐		Property commonly known and numbered as: 2804 Foster Avenue Nashville, TN 37210
Return to:	Return To: McCann & Hubbard 1804 Williamson Ct, Suite 201 Brentwood, TN 37027 615-377-3319	

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION – 2804 FOSTER AVENUE, NASHVILLE, TN 37210

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:

Beginning at an iron pin on the east right-of-way of Foster Avenue and the southwest corner of the Goodwill Industry property and proceeding as follows: Around a curve to the left having a radius of 639.1 feet, a distance of 115.0 feet to an iron pin; thence North 87 deg. 08' East a distance of 198.85 feet to an iron pin; thence South 5 deg. 40' West a distance of 126.93 feet to an iron pin in the southerly property line of the Goodwill Industries; thence North 88 deg. 10' West a distance of 158.0 feet to the point of beginning, and containing 0.482 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.

Being the same property conveyed to Patrick J. Poe, of record in Instrument No. 20150824-0085070 in the Register's Office for Davidson County, Tennessee, the same having been recorded on August 24, 2015

EXCEPTIONS

This conveyance is made subject to Easement(s) recorded at Book 1466 Page 365 and Book 3701 Page 12 as shown in the Register's Office of Davidson County, Tennessee; also subject to Permissive Use Agreement recorded at Instrument Number 20030321-0038033 as shown in said Register's Office; also subject to Restrictions recorded at Book 4383 Page 928 and at Book 4383 Page 724 as shown in said Register's Office; also subject to Davidson County taxes for subsequent years on parcel number 119 09-0 294.00, not yet due and payable.

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021