39B

Karen Johnson Davidson County
Batch# 565700 DEEDWARR
02/01/2021 03:11:37 PM 2 pgs
Fees: $13.00 Taxes: $5,328.00

20210201-0014465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William T. Cheek, III | New Owner | 11704026600 |
| (NAME) | (NAME) | |
| 2803 Belmont Boulevard | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**2803 BELMONT BOULEVARD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WILLIAM T. CHEEK, III, UNMARRIED MAN,**

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 the southerly 48 1/2 feet of Lot No. 6 and the northerly 25 feet of Lot No. 7 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 73 1/2 feet on the westerly side of Belmont Boulevard, and run back between parallel lines, 180 feet to an alley.

Being the same property conveyed to 2803 Belmont Boulevard LLC, a Tennessee Limited Liability Company by Deed dated January 28, 2014 from Kevin Burdge and Theresa Burdge, husband and wife, recorded July 30, 2014, in Instrument Number 20140730-0067838, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2803 Belmont Boulevard, Nashville, TN 37212

LT&E File #17613

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 my/our hand(s) this 1st day of February, 2021

2803 Belmont Boulevard, LLC
By The Scoggin Family Trust, dated June 22, 2010, its sole Member

By: _____
James Houston Scoggin, Trustee

By: _____
Danielle Scoggin, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, J. Trent Lehman of the state and county mentioned, personally appeared James Houston Scoggin and Danielle Scoggin, Trustees of the Scoggin Family Trust dated June 22, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 2803 Belmont Boulevard LLC, the within named bargainor, a Limited Liability Company, and that such James Houston Scoggin as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood TN, this 1st day of February, 2021.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #17613