Karen Johnson Davidson County
Batch# 809394 DEEDWARR
02/22/2022 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20220222-0019870

WARRANTY DEED

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 21-12-0146-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cheyenne Investments, LLC	Cheyenne Investments, LLC	061-00-0-023.03
(NAME)	(NAME)	
140 Ridgewood Way	140 Ridgewood Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RENEE MCNEIL OSTEEN AND TERRY LEE MCNEIL AND SANDREA MCNEIL AND ESTATE OF ROBERT LESLIE MCNEIL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHEYENNE INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, dated May 24, 1962, as follows;

BEGINNING in the easterly margin of Ben Allen Road, 987 feet from the corner of Lot 246 in Maplewood Heights Subdivision, of record in Book 547, page 103, Register's Office for Davidson County, Tennessee, running thence north 17 deg. 45 min. west, 50 feet; thence north 72 deg. 15 min. east, 400 feet; thence south 17 deg. 15 min. east 50 feet; thence south 72 deg. 15 min. west, 400 feet to the beginning.

Being the same property conveyed to ROBERT MCNEIL AND WIFE, BEATRICE MCNEIL, by deed from JACKIE BAKER, STEVE NORRIS, JERRY MAY AND DAN ROBERTS, of record in Book 7308, page 693, dated July 24, 1987, said Register's Office.

BEATRICE MCNEIL died on or about December 18, 2011, leaving ROBERT MCNEIL as the surviving tenant by the entirety.

ROBERT MCNEIL died testate on or about April 16, 2020.Pursuant to the terms of his will of record in Docket No. 21P964, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be sold and administered as part of the probate estate.

unimproved ☐
This is improved ☒ property, known as 529 Ben Allen Road, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 8TH day of FEBRUARY, 2022.

Renee McNeil Osteen

Terry Lee McNeil

Sandrea McNeil

Estate of Robert Leslie McNeil

BY: Renee McNeil Osteen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Renee McNeil Osteen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Robert Leslie McNeil, the within named bargainor, and that such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix.

WITNESS my hand, at office, this 8th day of February, 2022.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: _____

My Commission Expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2022, before me, the undersigned, personally appeared Renee McNeil Osteen, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: _____

My Commission Expires: 9/6/22

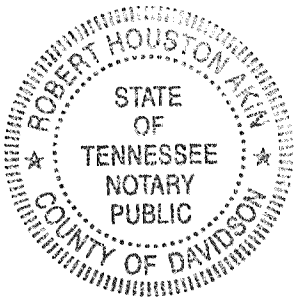
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2022, before me, the undersigned, personally appeared Terry Lee McNeil, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22



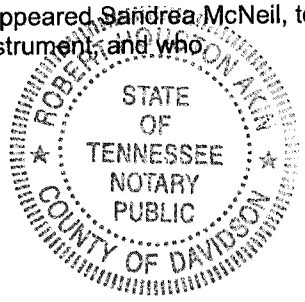
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2022, before me, the undersigned, personally appeared Sandrea McNeil, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on FEBRUARY 8, 2022

2/10/2022

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10 day of FEBRUARY, 2022

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

