WARRANTY DEED

Karen Johnson Davidson County
Batch# 844210 DEEDWARR
04/22/2022 11:39:50 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20220422-0046791

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2023

DM-BR-22-3120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Melanie Mong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JWM Investments, LLC	new owner	
(NAME)	(NAME)	**135-10-0C-094.00-CO**
944 Redstone Ln		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF BRUCE A. CHEATHAM, WALTER CHEATHAM AND LULA BERNICE CHEATHAM, HUSBAND AND WIFE, AND VILETA PHILLIPS AS ADMINISTRATRIX** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JWM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Final Plat of Section Four, Ransom Park of record in Plat at Instrument No. 20040323-0032419, 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 Bruce A. Cheatham, unmarried by Warranty deed from Fischer & Ford Group, LLC of record in Instrument No. 20050401-0035488 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

Bruce A Cheatham died intestate on June 22, 2021; the said property vesting at his death in Walter Cheatham and Lula Bernice Cheatham as his sole surviving heirs at law, as evidenced by Affidavit's of Heirship of record in Instrument Number 20220422-0046790 ~~and~~ _____.

Probate also opened to administer the intestate estate of Bruce A Cheatham in Docket No: 21P-1947 In The Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

Vileta Phillips joins in this conveyance in her capacity as Administratrix in order to convey any and all potential interest Bruce A Cheatham's Estate may have obtained in the aforementioned property.

Being also known as 3120 Deercreek Trail S Nashville, Tennessee 37217.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040323-0032419, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000725-0073496 and in Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee.
- StormWater Detention Agreement of record in Instrument Number 20010206-00111474 and in Instrument No. 20010724-0078014, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20030221-0023335, in the Register's Office for Davidson County, Tennessee.
- Easements to City Nashville as set forth of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deed of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.
- American Telephone and Telegraph Company of Tennessee of record in Book 1237, Page 111, in the

Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3120 Deercreek Trail S, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF APRIL, 2022.

Walter Cheatham

Lula Bernice Cheatham

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER CHEATHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2022.

Irene Knowles
Notary Public
My Commission Expires: 10-12-2025
(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 121846 IRENE KNOWLES Commission Expires Oct. 12, 2025 HINDS COUNTY

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LULA BERNICE CHEATHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2022.

Irene Knowles
Notary Public
My Commission Expires: 10-12-2025
(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 121846 IRENE KNOWLES Commission Expires Oct. 12, 2025 HINDS COUNTY

Estate of Bruce A. Cheatham

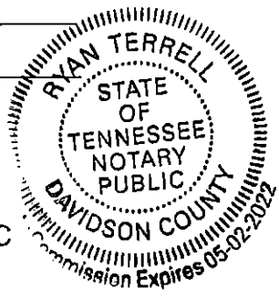
BY: _____
Vileta Phillips
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VILETA PHILLIPS, ADMINISTRATRIX of the ESTATE OF BRUCE A. CHEATHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212