RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-9018-2022

Karen Johnson Davidson County
Batch# 891952 DEEDWARR
07/21/2022 12:40:30 PM 6 pgs
Fees: $33.00 Taxes: $751.10
20220721-0083655

WARRANTY DEED

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of July, 2022

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William & Cynthia Cheatham 5005 Millpond Ct Mt. Juliet, TN 37122	William & Cynthia Cheatham 5005 Millpond Ct Mt Juliet, TN 37122	162-01-0B-078-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THREE THOUSAND AND 00/100 Dollars ($203,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HEIRS OF FAYE R. GRISHAM, DECEASED, BY AND THROUGH KENA GRISHAM WITZKY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM MARHSALL CHEATHAM AND CYNTHIA CHEATHAM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Clairmont, Phase 4, Planned Unit Development, as of record in Book 6050, page 424, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Faye R. Grisham, unmarried, from Clairmont Investors, a Tennessee joint venture, by Warranty Deed dated March 3, 1992 and recorded March 4, 1992 in Book 8566, page 213, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 467 Claircrest Drive, Antioch, TN 37013

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of July, 2022

GRANTOR(S)

Heirs of Faye R. Grisham, deceased

By: Kena Grisham Witzky, Personal Representative
Kena Grisham Witzky, Personal Representative
Signing pursuant to proceedings and Order
entered in Davidson County Chancery Court Case
No. 21-0908-II **Copy attached hereto**

STATE OF South Carolina
COUNTY OF Spartanburgs

Personally appeared before me, a Notary Public, Kena Grisham Witzky, Personal Representative of Faye R. Grisham, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and as authorized to sign within instrument by Court Orders and proceedings entered in Davidson County Chancery Court Case No. 21-0908-II

WITNESS my hand and seal, this the 18th day of July 2022

TRACEY LYNN CHISHOLM
NOTARY PUBLIC
My Comm. Exp.
May 24, 2031
STATE OF SOUTH CAROLINA

Notary Public

Tracey Lynn Chisholm
Printed Notary Name

My commission expires: 5-24-2031

E-FILED
6/30/2022 2:33 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY

KENA GRISHAM WITZKY	)	
	)	
Petitioner,	)	
v.	)	
	)	N. F
BEVERLY BETH DODD, BRYAN KIRK GRISHAM, JEFFREY SCOTT GRISHAM, BRANDON RICHARD GLEAVES, JOSEPH SHANE BRYAN, US COMMUNITY CREDIT UNION, NPC, NATHAN BROWN, MORTGAGE ELECTRIC REGISTRATION SYSTEMS, INC., CITIZENS BANK, NA, and JOBIE BRIANNA GANG,	)	**Case No. 21-0908-II**
	)	
Respondents.	)	

FILED
2022 JUL -7 PM 4:31
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
MB D.C. & M.

ORDER GRANTING MOTION TO APPROVE PURCHASE AND SALE AGREEMENT

This cause came before the Court upon the Petitioner's Motion to Approve the Purchase and Sale Agreement (the "Motion"). It appearing to the Court as evidenced by the Motion, together with the prospective Purchase and Sale Agreement (the "Agreement") and based on the record of this cause, the Court finds as follows:

That the Petitioner has acted in conformity with the Courts instructions pursuant to the Order Confirming Master's Report issued on March 14, 2022 by submitting the prospective Agreement to the Court for approval of the sale of 467 Claircrest Drive, Antioch, Tennessee, 37013 (the "Property").

That all parties in the Motion have been notified and there has been no timely response in opposition filed with the Court.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner's Motion is **GRANTED** and the Court hereby orders the following:

1. The Petitioner proceed with the sale of the Property in accordance with the Agreement.

2. The Petitioner shall cause the net proceeds from the sale of the Property to be directed and deposited via check to the Clerk and Master of the Chancery Court of Davidson County Tennessee within (5) five business days from the date of the sale in coordination with the Petitioners closing/title and escrow company.
3. That the Petitioner, upon further motion after exhausting time for appeal, or unless otherwise agreed by the parties, set a hearing for final distribution of funds concerning contribution payments, credits and/or other claims, and distribution payments of the remaining net proceeds.
4. That the Clerk of the Court is hereby directed to act accordingly and take control of said net proceeds without a Notice of Tender.

IT IS SO ORDERED.

Entered this 7th day of July, 2022.

Anne C. Martin
Chancellor

Respectfully Submitted:

s/ Christian J. Polniak
Christian J. Polniak, #035417
POLNIAK LAW FIRM, PLLC
211 Donelson Pike, Suite 210
Nashville, TN 37214
(615) 765-6425
christian@polniaklaw.com
Counsel for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been served upon the following parties herein via electronic delivery and/or United States mail, postage prepaid on this day, June 29, 2022:

Beverly Beth Dodd
23 Champlin Rd.
Saunderstown, RI 02874

Bryan Kirk Grisham
23 Champlin Rd.
Saunderstown, RI 02874

Jeffrey Scott Grisham
4652 Chutney Dr.
Antioch, TN 37013

Brandon Richard Gleaves
23 Champlin Road
Saunderstown, RI 02874

Joseph Shane Bryan
11563 Greene St.
Soddy Daisy, TN 37379

Jobie Brianna Gang
16240 Cumberland Rd.
Noblesville, IN 46060

s/ Christian J. Polniak

Christian J. Polniak

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 18, 22 (date of document).

Jennifer L. Pennell

July 20, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026