RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QWB-10986-2022

JOHN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936661 **DEEDWARR**
11/01/2022 02:54:22 PM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20221101-0117977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2022

NOTARY PUBLIC

My commission expires: March 7th, 2026

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
Matthew Eugene Cheek and Hollie Russell Cheek 6028 Manor Place Brentwood TN 37027	Same address as new owner	160-12-0-193

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($749,900.00) 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, **JEFFREY S. BOYCE AND KIMBERLY T. BOYCE, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW EUGENE CHEEK AND HOLLIE RUSSELL CHEEK, 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. 224 on the Plan of Revised Phase 6 Hearthstone, of record in Book 6900, pages 254 & 255, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Boyce and Kimberly T. Boyce from James H. Baker and wife Pamela L. Baker, by Warranty Deed dated 05/18/2000 and recorded 05/22/2000 in Instrument No. 20000522-0050827, Register's Office of said County.

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 improved property, known as: 6028 Manor Place, Brentwood, TN 37027.

TO 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 31st day of October, 2022

GRANTOR(S)

Jeffrey S. Boyce

Kimberly T. Boyce

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jeffrey S. Boyce and Kimberly T. Boyce, 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 and seal, this the 31st day of October, 2022.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026