Karen Johnson Davidson County
Batch# 938915 DEEDWARR
11/07/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20221107-0119717

ADMINISTRATOR'S WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS PROPERTY IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 04-19-2025
(AFFIX SEAL)

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive Suite 200
Franklin, Tennessee 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hall and Company TN LLC	Same	
(NAME)	(NAME)	
101 Athens Way #350		081-15-0-027
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Eleasa Cheek and Tanya Caruthers, Co-Administrators of the Estate of Alice A. Cheek** has this day bargained and sold, and does hereby transfer and convey unto the said, **Hall and Company TN LLC, a Tennessee limited liability company**, the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

Being Lot No. 147 on the Plan of S.A. Champion Subdivision of certain lots in the Harding Addition, of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to H.D. Cheek and wife, Alice L. Cheek by Warranty Deed from R.W. Cheek and Estella Cheek dated 03/30/1959 and recorded in Record Book 2882, Page 588, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Herman D. Creek and wife Alice L. Cheek by Quitclaim Deed from H.D. Cheek and Alice L. Cheek dated 02/04/2004 and recorded 02/13/2004, of record in Instrument No. 20040213-0017614, Register's Office for Davidson County, Tennessee. And further, being the same property conveyed to Herman D. Cheek and Alice A. Cheek, husband and wife, by Quitclaim Deed from Herman D. Cheek and Alice A. Cheek, who acquired title incorrectly as Alice L. Cheek, husband and wife, dated 02/26/2010 and recorded in Instrument No. 20100405-0025222, Register's Office for Davidson County, Tennessee

Herman D. Cheek having since died on November 3, 2010 leaving the said Alice A. Cheek as the sole surviving tenant by the entirety.

The said Alice A. Cheek having since died intestate on September 1, 2019 leaving Eleasa Cheek and Tanya Caruthers as her sole heirs at law as evidenced in Case No. 20P369, Circuit Court of Davidson County, Tennessee at Nashville (Probate Division).

Order Order Approving Purchase and Sale Agreement filed for record on November 4, 2022 as Case No. 20P369, Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville – Davidson County (Probate Division). The said Eleasa Cheek and Tanya Caruthers being named Co-Administrators for the Estate of Alice A. Cheek.

The Land is improved property located at 1500 23rd Ave N, Nashville, TN 37208. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 hand this 7th day of November, 2022.

BY: Eleasa H Cheek
Eleasa Cheek, Co-Administrator

BY: Tanya Caruthers
Tanya Caruthers, Co-Administrator

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eleasa Cheek and Tanya Caruthers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Administrators of the Estate of Alice A. Cheek, and that they are authorized by the Estate to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the Estate, for the purposes therein contained.

Witness my hand and official seal, at office in Davidson County, TN this 7th day of November, 2022.

Shauna Daniels
Notary Public

My Commission Expires:
9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211070119717

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 November 7, 2022 (date of document).

Becky A Mead
Affiant Signature

November 7, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of November, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

