Warranty Deed

Karen Johnson Davidson County Batch# 954368 DEEDWARR 12/22/2022 09:32:18 AM 3 pgs Fees: $18.00 Taxes: $2,571.50 20221222-0131998	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $695,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of November, 2022. Notary Public My commission expires: 7.9.24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Cheek Mathew Cheek	New Owner	078-00-0-072.00
7933 River Rd Pk		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUGENE JOSEPH WHEELER, UNMARRIED AND EUGENE CARROLL WHEELER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CHEEK AND MATTHEW CHEEK, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Eighth Civil District of Davidson County, Tennessee, being a 7.11 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor, Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginning.

Being the same property conveyed to Eugene Carroll Wheeler and Eugene Joseph Wheeler, both unmarried as Tenants in Common with Rights of Survivorship by Warranty Deed from David Duke and Kayce Duke of record in Instrument No. 20160608-0057740, Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 08, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7933 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2022.

Eugene Joseph Wheeler

Eugene Carroll Wheeler

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Joseph Wheeler ~~and Eugene Carroll Wheeler~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2022.

Charmaine Lyn Walker
Notary Public

My Commission Expires: 07/30/2024

CHARMAINE LYN WALKER
Notary Public - State of Florida
Commission # HH 26150
My Comm. Expires Jul 30, 2024

STATE OF GEORGIA
COUNTY OF _____

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

Witness my hand and seal this _____ day of November, 2022.

_____
Notary Public

My Commission Expires: _____

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7933 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2022.

Eugene Joseph Wheeler

Eugene Carroll Wheeler

Eugene Carroll Wheeler

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Joseph Wheeler ~~and Eugene Carroll Wheeler~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ day of November, 2022.

_____
Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF Green

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

Witness my hand and seal this 21 day of November, 2022.

Marie O. Neese
Notary Public

My Commission Expires: 4-22-2023

MARIE O. NEESE
NOTARY PUBLIC
GEORGIA
EXPIRES
April 22, 2023
DEKALB COUNTY