THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13826-BW	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2023 Notary Public MY COMMISSION EXPIRES: 9/7/2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1003794 DEEDWARR
05/16/2023 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $11,562.50
20230516-0036610

MADISON HEARINGTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 7, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Darter and Rachel Darter	James Darter	
1600 Windy Ridge Drive	1600 Windy Ridge Drive	144-00-0-043.00
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cheston Holdings, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Darter and Rachel Darter, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, Page 3, County Court for said County and described according to a survey made by Barry Greer and Associates, Land Surveyors, dated October 26, 1979, as follows:

Beginning at an iron stake at the Southeast corner of the property conveyed to Roger B, Burrus and wife, Mary Joyce N. Burrus, and being a point 309.60 feet from the Easterly margin of Hillsboro Road; thence South 72 degrees 14 minutes East 354.37 feet to an iron stake; thence South 83 degrees 06 minutes East 442.30 feet to an iron stake; thence North 04 degrees 45 minutes East 288.87 feet to an iron stake; thence North 85 degrees 00 minutes West 300.01 feet to an iron stake; thence North 10 degrees 40 minutes West 141.08 feet to an iron stake; thence North 61 degrees 32 minutes West 169.78 feet to an iron stake; thence South 64 degrees 21 minutes West 236.79 feet to an iron stake; thence South 22 degrees 41 minutes West 292.50 feet to an iron stake, being the point of beginning and containing 5.94 acres, more or less.

Together with an easement 10 feet wide along the Southerly line of a tract, 3 acres being conveyed to Roger B. Burrus and wife; and together with an access way of road, 40 feet wide crossing through said 3 acre tract, as shown on said survey.

Said 40 foot access way is described as beginning on the Easterly margin of Hillsboro Road, at the Southwest corner of the Eugene Lewis Frazier property; thence along the Easterly margin of said road, 43.5 feet to an iron pin; thence North 84 degrees 08 minutes East 204.8 feet to a point; thence around a curve, 50 feet, more or less, to a point; thence in a Southeasterly direction 108 feet to a point, being a point in the Southeasterly margin of said 3.0 acre tract, and being a point 153.2 feet from the Northeasterly corner of said 3.0 acre tract; thence along said Southeasterly margin of South 64 degrees 40 minutes West 45.3 feet to a point; thence leaving said Southeasterly margin, Northwesterly along a line parallel to the Southerly line 40-foot access way to point in the Northerly margin of said 3.0 acre tract, and thence along the Northerly margin of said Tract, South 84 degrees 8 minutes West to the point of beginning.

Being the same property conveyed to Cheston Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox dated June 10, 2009, as amended and restated on April 6, 2016, in Instrument No. 20211201-0158778, dated November 29, 2021 and recorded December 1, 2021, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as **5806 Hillsboro Pike, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 15 day of May, 2023.

Cheston Holdings, LLC, a Tennessee limited liability company

BY: _____
William Alexander McKnight, Sr., President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared William Alexander McKnight, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Cheston Holdings, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15 day of May, 2023.

My Commission expires 9/12/26

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, C. Palmer Pillans, 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 May 15, 2023 (date of document).

Affiant Signature

May 15, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/2026

NOTARY'S SEAL

