Karen Johnson Davidson County
Batch# 1018169 DEEDWARR
06/23/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20230623-0047665

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1523-LV

STATE OF TENNESSEE
COUNTY OF Wilson

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023.

Notary Public
My Commission Expires: October 25, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Cheatham and Cynthia Cheatham 5005 Millpond Ct. Mt. Juliet, TN 37122	CMG Mortgage, Inc. 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	162-16-0A-069-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shannon M. Goins, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Cheatham and Cynthia Cheatham, a married couple**, hereinafter called the Grantee(s), 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 Unit No. 7, Building No. 15 of Addition to Section One, Phase One Mill Creek Club Condominiums Townhouses, now known as Hickory Hollow Condominiums of record in Book 5050, page 103, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, phase 1, Section 1, including the By-laws thereunto attached recorded in Book 4887, page 961 as amended in Book 5000, page 607, Book 5101, page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653 as amended in Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, said Register's Office.

Being the same property conveyed to Shannon M. Goins, a single person by Warranty Deed from Angela Y. Nicholson, unmarried of record as Instrument No. 20151223-0129223 in the Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on December 23, 2015.

This is improved property located at: **7 Hickory Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2023.

GRANTOR:

Shannon M Goins

Shannon M. Goins

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shannon M. Goins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2023.

KEMBRA LOUISE CARVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214006212
MY COMMISSION EXPIRES FEBRUARY 16, 2025

Kembra Louise Carver

Notary Public
My Commission expires: 2/16/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 6/15/2023.

Affiant Signature – Joshua A. Terry

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON