BOX 14
36861-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050253 DEEDWARR
09/15/2023 09 55 00 AM 2 pgs
Fees: $13 00 Taxes: $2,553 00

20230915-0072395

YVONNE A SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$690,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2023

Notary Public

My commission expires My Commission Expires November 3 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Steven C. Cavnar **Jacqueline C. Cavnar**	New Owner	**MAP 172-01-0-A PARCEL 005.00CO**
3 Todgers Court		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wendell Cheek and Mary Cheek, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven C. Cavnar and Jacqueline C. Cavnar, 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 Lot No. 5 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wendell Cheek and Mary Cheek, husband and wife, by Warranty Deed dated May 11, 2018, from Samira Kamal, an unmarried woman, of record in Instrument No. 20180515-0046232, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and is subject to all matters as set forth therein; 2)Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Copperfield, of record in Book 6779, Page 296; Re-Recorded in Book 6783, Page 973, as amended in Book 7071, Page 482, Book 7208, Page 889, and Instrument No. 20191127-0122984, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or)b) relates to handicap but does not discriminate against handicapped persons; 3)Charter of Copperfield Homeowners' Association, Inc. of record in Book 7200, Page 824, as amended in Book 1496, Page 162, and in Book 7500, Page 941, said Register's Office; 4) Quitclaim Deed of common area/open space to Copperfield Homeowners' Association of record in Book 7150, Page 358, said Register's Office; 5) Deed of Conveyance to Metro Government of Nashville and Davidson County Department of Water & Sewerage Services for water mains and sanitary sewer of record in Book 7593, Page 488 and in Book 7593, Page 511, said Register's Office; 6) Transmission Line Easements to U.S.A., of record in Book 2437, Page 8, and in Book 2438, Page 376, said Register's Office; 7) Lien for special assessment as contained in the Covenants, Conditions and Restrictions; 8) Rights of others in and to the common areas/elements; 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3 Todgers Court, Brentwood, TN 37027**

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 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 my/our hand(s) this **14th** day of **September, 2023.**

Wendell Cheek

Mary Cheek

Mary Cheek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wendell Cheek and Mary Cheek,** the within named sellers, 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 official seal at Nashville, Tennessee, this **14th** day of **September, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON