This instrument is prepared by:
Stewart Title – Esquire Division
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

Karen Johnson Davidson County
Batch# 1133250 DEEDQC
05/09/2024 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034378

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: _____

Subscribed and sworn to before me this 2nd day of May, 2024.

Notary Public: _____
Theresa L. Smith

My Commission Expires: 9/7/2026

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cindy Kay Cheeves & Brittany Dawn Beard 4618 Ashland City Hwy Nashville, TN 37218	**SAME**	**068 00 0 061.00**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Cindy K. Cheeves, unmarried** by these presents does hereby transfer and quitclaim and convey unto **Cindy Kay Cheeves and Brittany Dawn Beard, joint tenants with right of survivorship,** her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Beginning at a concrete monument in the north margin of Hydes Ferry Pike, the same being Wall's SE corner; thence with the north margin of Hydes Ferry Pike generally in a easterly direction, 573.2 feet to a fence stake, the beginning point of the property described in this conveyance; thence North 4 deg. 45' 30" East 17 feet to a bearing stake and continuing on 891.57 feet, passing through two bearing stakes to a fence stake; thence South 86 deg. 45' East 376.03 feet to a fence stake; thence South 8 deg. 36' 29" West passing through two bearing stakes 914.81 feet to a concrete monument in the north margin of Hydes Ferry Pike; thence with the north margin of said Pike, 326.56 feet to the beginning, containing 7.15 acres, more or less, according to survey of Jack R. Underwood, No. 420, dated 1973.

Being the same property conveyed to Cindy K. Cheeves, unmarried by Warranty Deed from Sammy Allen Green of record in Instrument No. 20150501-0039213, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: **4618 Ashland City Hwy, Nashville, TN 37218**

WITNESS my hand and official seal this 2nd day of May, 2024.

Cindy Kay Cheeves

Cindy Kay Cheeves

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

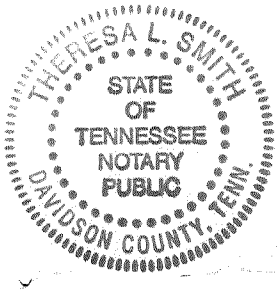
On this 2nd day of May, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Cindy Kay Cheeves,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 2nd day May, 2024.

Theresa L. Smith

Notary Public

My Commission Expires: 9-7-26



THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 2nd, 2024.

Affiant
Date: May 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of May, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

