WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141442 DEEDWARR
06/03/2024 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240603-0040836

File No.: RES-24-5705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 10/31/2027

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren Duerksen and Melissa Duerksen	NEW OWNER	171 07 0 043.00
(NAME)	(NAME)	
2305 Sherman Hill Road Laramie, WY 82070	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **JIMMY V. CHEEK, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DARREN DUERKSEN AND MELISSA DUERKSEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 25 on the Plat of SECTION 4, CLOVERLAND ACRES, of record in Book 4660, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot 25 fronts 145.0 feet on the northerly margin of Cloverwood Drive, and extends back 295.03 feet on the westerly line, and 208.81 feet on the easterly line, to a line on the rear which is a broken line, on which it measures 229.89 feet.

Being the same property conveyed to Arnold Wingate and wife, Suzanne Wingate, from Eugene R. Williams and wife, Rebecca Williams, by Warranty Deed dated June 26, 1973, recorded July 13, 1973 in Book 4727, Page 532, in the Register's Office of Davidson County, Tennessee;

Further being the same property conveyed to Suzanne Wingate from Arnold Wingate, by Quitclaim Deed dated December 18, 1978, recorded December 21, 1978, in Book 5377, Page 916, in the Register's Office of Davidson County, Tennessee;

Further being the same property conveyed to Jimmy V. Cheek and wife, Suzanne Cheek, from Suzanne Cheek, formerly Suzanne Wingate, by Quitclaim Deed dated June 30, 1982, recorded July 8, 1982, in Book 5908, Page 15, in the Register's Office of Davidson County, Tennessee;

Further being the same property conveyed to Jimmy V. Cheek, and Suzanne W. Cheek, Trustees, and any Successor Trustees thereto, U/A/D Jul 9, 1998 and any amendments thereto, from Jimmy V. Cheek and wife, Suzanne Cheek, Individually, by Quitclaim Deed dated July 9, 1998, recorded July 20, 1998, in Book 11026, Page 447, in the Register's Office of Davidson County, Tennessee;

Subsequently being the same property conveyed to Suzanne W. Cheek, individually, from Jimmy V. Cheek and wife, Suzanne W. Cheek, Trustees of the Cheek Joint Revocable Living Trust Agreement, U/A/D July 9, 1998, by Quitclaim

Deed dated September 6, 2001, recorded September 10, 2001in Instrument No. 20010910-0098198, in the Register's Office of Davidson County, Tennessee. The said Suzanne W. Cheek died on March 14, 2020 testate, devising subject property to Jimmy V. Cheek, see probate case No. 20P1091 in the Seventh Circuit Court, Davidson County, Tennessee, Order of Probate of Minument of Title as recorded in Instrument No. 20200804-0085692; also see Last Will and Testament recorded in Instrument No. 20200804-0085693 and Affidavit of Heirship recorded in Instrument No. 20200819-0093038, in the Register's Office of Davidson County, Tennessee.

****Reference is hereby made to that certain Durable Power of Attorney recorded simultaneously herewith at Instrument No.**20240630040835**, in the Register's Office of Davidson County, Tenenssee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5705 Cloverwood Drive, Brentwood, TN 37027

(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2024.

Jimmy V. Cheek by Wendell V. Cheek, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31 day of May, 2024, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Wendell V. Cheek, within whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jimmy V. Cheek and who acknowledged he/she executed the same as the free act and deed of the said Jimmy V. Cheek.

Notary Public
My commission expires:: 2/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 31st, 2024.

Tiffany Rooker
Affiant Signature

5/31/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-24-5705