Karen Johnson Davidson County
Batch# 1187187 DEEDQC
09/27/2024 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240927-0075018

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Joan B. Cheek 692 Timber Lane Nashville, Tennessee 37215	Same	117-02-0C-047.00-C0

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joan B. Cheek (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Joan B. Cheek, Trustee, and her successors in trust, of the Joan B. Cheek Trust dated September 25, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee 692 Timber Lane, Nashville, Tennessee 37215 (the "Property"), more particularly described as follows:

Land in Davidson County, TN, being Unit 47 together with carport designated No. 47A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Association of owners of the Regency Park Condominium, a horizontal property regime established by master deed of record in Book 3815, page 778, amended in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 33; Book 9746, page 83; Book 11288, page 513, said Register's Office.

Subject to all easement, covenants, conditions, reservations, and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, and all real estate taxes and assessments not yet due and payable.

Being the same property conveyed to Joan Beddingfield Cheek by quitclaim deed recorded as Instrument No. 20170119-0005903, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 692 Timber Lane, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25th day of September, 2024.

Joan Beddingfield Cheek

Joan Beddingfield Cheek, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joan B. Cheek, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25 day of September, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi).

Joan B. Cheek

Joan B. Cheek, Affiant

Subscribed and sworn to before me this 25 day of September, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 September 25, 2024.

Carla L Lovell
Carla L. Lovell

9-25-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25 day of September, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE