THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848609**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,775,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2024. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
8atch # 1189506
10/03/2024 09:48:31 AM
Fees: $13.00 Taxes: $10,267.50

Davidson County
DEEDWARR
2 pgs

20241003-0076712

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kim A. Brown, Trustee 154A Cheek Road Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-0C-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **154A Cheek Road Trust dated June 30, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim A. Brown, Trustee of the CR Trust dated September 12, 2024,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of Homes at 154 Cheek Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 154 Cheek Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180111-0004003, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to 154A CHEEK ROAD TRUST DATED JUNE 30, 2023, by deed from ROLLAND LUPLOW AND WIFE, ANDREA LUPLOW, of record as Instrument No. 20230714-0054010, dated July 7, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 130-09-0C-001.00 CO.

Matters shown on the Plan of record in Book 1130, page 62, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20180111-0004003, said Register's Office.

Easement(s) set forth in deed of record in Book 1303, page 694, said Register's Office.

This is improved property located at 154A Cheek Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of September, 2024.

154 Cheek Road Trust dated June 30, 2023

By: Kate Rosenthal, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the 154 Cheek Road Trust dated June 30, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September, 2024.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026