Karen Johnson Davidson County
Batch# 1207984 DEEDWARR
11/22/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20241122-0091544

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4601-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2024.

Notary Public
My Commission Expires:

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Cheatham 1457 Scarcroft Lane Nashville, TN 37221	New Owner	141 05 0A 167.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David A. Neitzer and Deborah J. Neitzer, as Trustees of The Neitzer Revocable Living Trust, u/t/d April 15, 2013** (individually and/or collectively, "Grantor"), transfer and convey unto **Jessica Cheatham, an unmarried woman** (individually and collectively, "Grantee"), 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. 167, on the plan of FINAL PLAT AVONDALE PARK PHASE 2, SECTION 4 "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to David A. Neitzer and Deborah J. Neitzer, as Trustees of The Neitzer Revocable Living Trust, u/t/d April 15, 2013, by Quitclaim Deed from David Alan Neitzer and wife, Deborah Jean Neitzer, of record in Instrument No. 20190124-0006943, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on January 24, 2019.

Being the same property conveyed to David Alan Neitzer and wife, Deborah Jean Neitzer, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20190107-0001545, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on January 07, 2019.

This is improved property located at: **1457 Scarcroft Lane, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of November, 2024.

GRANTOR:

The Neitzer Revocable Living Trust dated April 15, 2013

By: Deborah J. Neitzer, Trustee
Deborah J. Neitzer, Trustee

By: David A. Neitzer Trustee
David A. Neitzer, Trustee

STATE OF TENNESSEE
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah J. Neitzer, Trustee and David A. Neitzer, Trustee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of the Neitzer Revocable Living Trust, dated April 15, 2023, the maker, and that as such Trustees are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of November, 2024.

Notary Public Betty Krachey
My Commission expires: 07/07/2027

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 07-07-2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/21/24.

Date

Affiant Signature

11/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of November, 24.

Notary's Signature

My Commission Expires: January 31st/ 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON