THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1215486 DEEDQC
12/12/2024 10 04 15 AM 3 pgs
Fees $18 00 Taxes $1,665 00

20241212-0096527

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew Cheek 7933 River Road Pike Nashville, TN 37209	New Owner	Map and Parcel No.: 078-00-0-072.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JAMES CHEEK and MATTHEW CHEEK, as Joint Tenants with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **MATTHEW HUDDLESTON CHEEK, unmarried**, his heirs and assigns, all of the rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on **Exhibit "A"** attached hereto. This is not the primary residence of Grantor James Cheek.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 10th day of December, 2024.

JAMES CHEEK

MATTHEW CHEEK

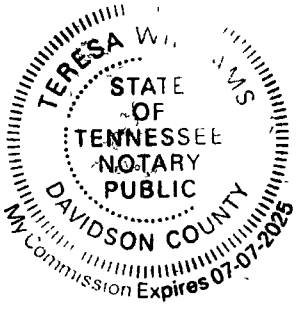
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cheek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of December, 2024.

Teresa Williams
Notary Public

My Commission Expires: 07/07/2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Cheek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of December, 2024.

Teresa Williams
Notary Public

My Commission Expires: 07/07/2025



EXHIBIT "A"

Land in the Eighth Civil District of Davidson County, Tennessee, being a 7.11 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor, Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginning.

Being the same property conveyed to James Cheek and Matthew Cheeks, as joint tenants with rights of survivorship, by Warranty Deed from Eugene Joseph Wheeler, unmarried, and Eugene Carroll Wheeler, unmarried, of record in Instrument No. 20221222-0131998 in the Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on December 22, 2022.