Prepared By
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350180

Karen Johnson Davidson County
Batch # 1269812 **DEEDWARR**
05/07/2025 10 16 48 AM 2 pgs
Fees $13 00 Taxes $14,337 50
20250507-0035639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $3,875,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2025.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Howe Cheek, IV. and Lisa Cheek 1040 Lynnwood Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 144 02 0 014.00

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, **Mary Hilliard Harrington, as trustee of the Mary Hilliard Harrington Revocable Trust under agreement dated March 22, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Howe Cheek, IV. and Lisa Cheek, husband and wife**, ("Grantees"), its 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 Lot No. 20 on the Plan of CHICKERING HILLS, SECTION ONE, of record in Plat Book 2331, Page 8, Register's Office for said County.

Said Lot No. 20 fronts 220 feet on the Easterly side of Lynwood Boulevard and runs back 324.3 feet on the Northerly line and 291.5 feet on the Southerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Mary Hilliard Harrington, as trustee of the Mary Hilliard Harrington Revocable Trust under agreement dated March 22, 2023, by Warranty Deed from Mary Hilliard Harrington, of record in Instrument No. 20230323-0021177, in the Register's Office of Davidson County, Tennessee, dated March 22, 2023 and recorded on March 23, 2023.

Being the same property conveyed to Mary Hilliard Harrington by Quitclaim Deed from Ryan Harrington, of record in Instrument No. 20191104-0113390, in the Register's Office of Davidson County, Tennessee, dated October 17, 2019 and recorded November 04, 2019.

Being the same property conveyed to Mary Hilliard Harrington and Ryan Harrington, wife and husband by Warranty Deed from William L. Harbison and wife, Patricia B. Harbison, of record in Instrument No. 20161122-0123377, in the Register's Office of Davidson County, Tennessee, dated November 21, 2016 and recorded November 22, 2016.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING HILLS, SECTION ONE, as recorded in Plat Book 2331, Page(s) 8.

No coverage is provided as to the amount of acreage or square footage of the land. Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 1040 Lynnwood Blvd Nashville TN 37215

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 6th day of May, 2025.

The Mary Hilliard Harrington Revocable Trust, dated March 22, 2023

BY: _____
Mary Hilliard Harrington, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Hilliard Harrington, 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 Mary Hilliard Harrington Revocable Trust, dated March 22, 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 6th day of May, 2025.

_____
Notary Public

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