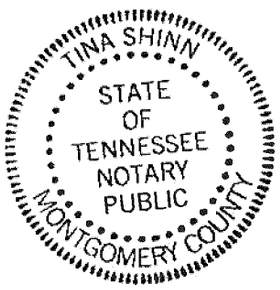
Karen Johnson Davidson County
Batch# 1280160 DEEDWARR
06/02/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250602-0042994

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2025.

Notary Public

My commission expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Eugene Thomas, Jr. and Elizabeth Thomas	Dovenmuehle Mortgage, Inc.	072-14-0-183.00
1409 North 14th Street	P.O. Box 660592	
Nashville, TN 37206	Dallas, TX 75266	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW N. CHEUVRONT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT EUGENE THOMAS, JR. AND ELIZABETH THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real Estate located in Davidson County, Tennessee:

Being Lot No. 4 on the Map of Looney's Subdivision of Lot No. 38 and the West part of Lot No. 39 in H. M. Doak's Subdivision, of record in Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 45 feet on the Easterly side of North 14th Street and runs back between Parallel lines 150 feet to a dead line.

Being the same property conveyed to Matthew N. Cheuvront, and wife, Lierin E. Cheuvront by Warranty Deed from Henry Watson and Margaret Watson, Married of record in Instrument No. 20110810-0061455 Register's Office for Davidson County, Tennessee, dated August 04, 2011 and recorded on August 10, 2011.

Being the same property conveyed to Matthew N. Cheuvront, unmarried by Quitclaim Deed from Matthew N. Cheuvront, unmarried, and Lierin E. Cheuvront , unmarried, who acquired title without marital status of record in Instrument No. 20180613-0056819 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 13, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1409 North 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2025.

Matthew N. Cheuvront

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew N. Cheuvront, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/25.

Affiant Signature – Joshua A. Terry

5/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27