Karen Johnson Davidson County
Batch# 1288435 DEEDWARR
06/23/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20250623-0048936

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,900,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHEEKWOOD MARKET, LLC	**SAME**	**129-12-0-094.00**
(NAME) **9610 BOUCHAINE PASS**	(NAME)	**129-12-0-141.00**
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY P. YEAGER AND WIFE, DR. VICTORIA CRISP A/K/A VICTORIA CRISP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHEEKWOOD MARKET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Map & Parcel 129-12-0-094.00 (known as 6514 Highway 100, Nashville, TN 37205)

Land in Davidson County, Tennessee, being Lot 1, as shown on the plan of A Subdivision of the Lakota Property, of record in Book 5200, Page 675, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy P. Yeager and wife, Dr. Victoria Crisp from Roxwell J. Lakota and wife, Loretta Lakota, by Warranty Deed dated December 21, 1983, recorded December 28, 1983, in Book 6202, Page 191, in the Register's Office for Davidson County, Tennessee.

Parcel 2: Map & Parcel 129-12-0-141.00 (known as 6514-A Highway 100, Nashville, TN 37205)

Land in Davidson County, Tennessee being Lot 2, as shown on the plan of A Subdivision of the Lakota Property of record in Book 5200, page 675, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy P. Yeager and spouse, Victoria Crisp, from Eloise Q. Hatmaker, a single person, by Warranty Deed dated January 11, 1994, recorded January 13, 1994 in Book 9219, Page 583, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of the subdivision of the Lakota Property of record in Plat Book 5200, Page 675; Restrictions of record in Plat Book 843, Page 18; Restrictions of record in Deed Book 1360, Page 217 and Book 6183, Page 1; Easements for gas and water lines of record in Book 6183, Page 1; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3762, Page 326 and Book 4444, Page 577, and Exceptions to Easement of record in Book 4590, Page 699; Easement for Telecommunications of record in Instrument No. 20140114-0003778 with Affidavit in Instrument No. 20140416-0031703; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6514 & 6514-A HIGHWAY 100, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of June, 2025.

TIMOTHY P. YEAGER

DR. VICTORIA CRISP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY P. YEAGER AND DR. VICTORIA CRISP,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2025.

My commission expires: **March 3, 2026**

Notary Public



Certificate of Authenticity

I, Riley Herrick, 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 June 20, 2025.

Affiant Signature

06/20/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20 day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. COM-25-6514