Karen Johnson Davidson County
Batch# 1311910 DEEDWARR
08/20/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20250820-0066505

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4070

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of August, 2025

Notary Public

Commission Expires: 9/13/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Bowers 7 Hickory Court Antioch, TN 37013	Ross Mortgage Corporation 2075 W Big Beaver Rd., Ste 700 Troy, MI 48084	162-16-0A-069.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William Marshall Cheatham and Cynthia O. Cheatham, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Bowers, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7, Building No. 15 of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section 1, including the By-laws thereunto attached recorded in Book 4887, Page 961 as amended in Book 5000, Page 607, Book 5101, Page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, Page 653 as amended in Instrument No.

20040805-0094013, Instrument No. 20050810-0094534 and Instrument No. 20080619-0063139, said Register's Office.

Being the same property conveyed to William Cheatham and Cynthia O. Cheatham, a married couple by Warranty Deed from Shannon M. Goins, a single person of record in Instrument No. 20230623-0047665 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 23, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 7 Hickory Court, Antioch, TN 37013

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 so 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, unless otherwise herein set out; 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.

Dated this the 13th day of August, 2025.

William Marshall Cheatham

Cynthia O. Cheatham

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of August, 2025, before me personally appeared William Marshall Cheatham and Cynthia O. Cheatham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August, 2025.

Notary Signature
My commission expires: 6/13/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

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 August 13 2025.

Affiant Signature – Joshua A. Terry

8/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/19/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27