PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1315596 DEEDWARR
08/28/2025 10:07:21 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20250828-0068892

Ivey Title, LLC Ref: (DL) Title No.: 64157
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas A. Kurkcu Angela Kurkcu 609 Rivercrest Way Nashville, TN 37214	Total Mortgage 185 Plains Rd 3rd Floor Milford, CT 06461

TAX MAP PARCEL NUMBERS: 085140A02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheatham Joint Revocable Trust, created October 3, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. Kurkcu and Angela Kurkcu, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 22 on the Plan of River Crest First Revision of record in Book 9700, pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary B. Cheatham and wife, Melissa G. Cheatham, by Warranty Deed from William Ed Calvert, unmarried, dated April 30, 2002 and recorded on May 3, 2002 of record in Instrument No. 20020503-0054862, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 30, 2023, recorded December 13, 2023, of record in Instrument No. 20231213-0095846, said Register's Office, subject property was conveyed to Gary B. Cheatham and Melissa Goodwin Cheatham, Co-Trustees of the Cheatham Joint Revocable Trust, created October 3, 2023.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 465 and 466, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10578, page 683, Instrument No. 20170202-0011189, Instrument No. 20170202-0011190, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement Agreement for landscaping purposes of record in Book 11210, page 821, said Register's Office. Charter of River Crest Property Owners Association of record in Instrument No. 199912070300665, said Register's Office.

This is improved property, known as 609 Rivercrest Way, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2025.

Cheatham Joint Revocable Trust, created October 3, 2023

Gary B. Cheatham, CO-TRUSTEE

Gary B. Cheatham, Co-Trustee

Melissa D. Cheatham, Co-Trustee

Melissa Goodwin Cheatham, Co-Trustee

State of Tennessee
County of Davidson

On this 25th day of August, 2025, before me the undersigned authority, personally appeared Cheatham Joint Revocable Trust, created October 3, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Margaret H Taylor
Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Danny S Potts
Affiant

Sworn and subscribed before me this 27th day of August, 2025

Vanessa E. Allen
Notary

VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/22/26