Karen Johnson Davidson County
Batch# 1320860 DEEDWARR
09/10/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20250910-0072466

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on September 10, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

THIS INSTRUMENT WAS PREPARED BY:
Jeremey H. Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #79184A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LES MAISONS DES AMIS, LLC 9243 Lehigh Dr. Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	118-02-3T-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFF CHECKO**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LES MAISONS DES AMIS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 811 Kirkland Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 811 Kirkland Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200506-0047059, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JEFF CHECKO, A MARRIED MAN, by deed from JUSTIN ADAMS HICKS, A SINGLE MAN, of record in Instrument No. 20200506-0047058, dated April 20, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 Davidson County Taxes which have been prorated by the parties and assumed by Grantee.
2. Matters shown on the Plan of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of 811 Kirkland Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. said 20200506-0047059, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is also known as improved property known as 811 A Kirkwood Avenue, Nashville, TN 37204.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 10th day of September, 2025.

Jeff Checko

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jeff Checko to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 10, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Certificate of Authenticity

I, Leigh Norton, 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 September 10, 2025
Date

Affiant Signature

September 10 2025
Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 10th day of September 2025

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028