WARRANTY DEED

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

File #25-TL-0252-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lindsay Schaad	New owner	
(NAME)	(NAME)	**103 08 0E 005.00**
252 Cherokee Station Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRIAN E. SUPKO AND MICHELLE LEE SUPKO, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LINDSAY SCHAAD, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14D-B on the plan of CHEROKEE CROSSING TOWNHOMES, a Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing CHEROKEE CROSSING TOWNHOMES, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the final Plat of CHEROKEE CROSSING as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian E. Supko and Michelle Lee Supko, husband and wife, by Warranty Deed from Christopher B. Thomas and Amanda Jill Meckes, husband and wife, of record in Instrument No. 20110705-0051336, in the Register's Office of Davidson County, Tennessee, dated June 27, 2011 and recorded on July 05, 2011.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE CROSSING, as recorded in Instrument No. 20050328-0032338.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHEROKEE CROSSING TOWNHOMES Condominium of record in Instrument No. 20060908-0111567 and Attorney's Certificate recorded in Instrument No. 20060908-0111568; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20051215-0150402.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005960.
* Charter for Cherokee Crossing Townhomes, Inc., recorded as Instrument No. 20060908-0111566.
* Charter for Cherokee Crossing Homeowners Association Inc., recorded as Instrument No. 20100203-0008714.
* Common Open Space Deed recorded as Instrument No. 20100203-0008715.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is

Karen Johnson Davidson County
Batch# 1330263 DEEDWARR
10/03/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251003-0079115

found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **252 Cherokee Station Drive, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st day of October, 2025.

Brian E. Supko

Michelle Lee Supko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2025, before me personally appeared Brian E. Supko, 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 1st day of October, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2025, before me personally appeared Michelle Lee Supko, 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 1st day of October, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of October, 2025.

Affiant Signature
Date 10.1.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027