Karen Johnson Davidson County
Batch# 1335402 DEEDWARR
10/17/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20251017-0082944

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Beth M. Brock Affiant Subscribed and sworn to before me, this 15th day of October, 2025. Abby Mudter Notary Public My Commission Expires: 9/5/28

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner: J. Hunter Atkins and Leigh Z. Atkins 3725 Richland Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 02 0C 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan B. Cheek, Trustee, of the Joan B. Cheek Trust dated September 25, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Hunter Atkins and Leigh Z. Atkins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 47 together with carport designated No. 47A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominium, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83 and Book 11288, page 513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan B. Cheek by deed dated May 23, 2016 from Emily Freeman et vir Neil Christy of record in Instrument No. 20160526-0053085, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce in Docket No. 16D-1722, Fourth Circuit Court for Davidson County, Tennessee, Will T. Cheek, Jr. conveyed his interest in subject property to Joan Beddingfield Cheek by Quitclaim Deed dated January 5, 2017 of record in Instrument No. 20170119-0005903, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 25, 2024 of record in Instrument No. 20240927-0075018, Joan B. Cheek being one and the same as Joan Beddingfield Cheek, conveyed subject property to Joan B. Cheek, Trustee, and her successors in trust, of the Joan B. Cheek Trust dated September 25, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REGENCY PARK, as recorded in Plat Book 3700, Page(s) 111-112.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REGENCY PARK Condominium of record in Book 3815, Page 778, amended in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page

513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994; Instrument No. 20221110-0120652; Rules and Regulations recorded in Instrument No. 20110525-0040197, as amended in Instrument No. 20171030-0110958; Instrument No. 20240403-0023605; 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.

Charter for Regency Park Condominium Homeowners Association recorded as Book 8129, Page 118, as amended in Book 8500, Page 717.

This is improved property located at 692 Timber Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2025.

The Joan B. Cheek Trust dated September 25, 2024

Joan B. Cheek, Trustee
By: Joan B. Cheek, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan B. Cheek, Trustee, 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 and who further acknowledged that they are the Trustees of The Joan B. Cheek Trust dated September 25, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/15/25 (date of document).

Affiant Signature

10/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of October, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027