NEW OWNER:
ANNA CHEATHAM
448 STEWARTS FERRY PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Atlantic Bay Mortgage Group, L.L.C.
600 Lynnhaven Parkway, Ste 100
Virginia Beach, VA 23452

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1451

Map & Parcel
096110A008.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1347798 DEEDWARR
11/18/2025 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $843.23
20251118-0092042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Seven Thousand Nine Hundred and 00/100 Dollars ($227,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ZACHARY THOMAS ELLIOTT, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANNA CHEATHAM, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Apartment Unit No. A-8 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, from Frank C. Batson and wife Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, as amended by Book 6654, Page 910; Book 6759, Page 533; and by Book 7015, Page 187, and as more particularly shown on the plat of record in Plat Book 6250, Page 795, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ZACHARY THOMAS ELLIOTT, unmarried, by Warranty Deed from Deborah M. Puckett, unmarried, dated June 28, 2024, and of record in Instrument No. 20240708-0050760, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **448 STEWARTS FERRY PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 795, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 14th day of November, 2025.

Zachary Thomas Elliott

ZACHARY THOMAS ELLIOTT

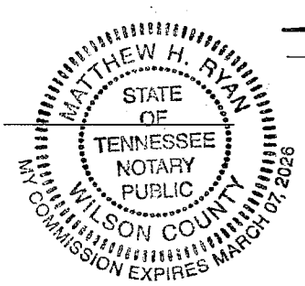
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ZACHARY THOMAS ELLIOTT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2025.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$227,900.00.**

Mitzi Brown

AFFIANT

Sworn to and subscribed to before me this 14th day of November, 2025.

NOTARY PUBLIC

My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/14/25. (date of document).

Affiant Signature

11/17/25
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

