Prepared by:
Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd, Ste 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,600,000 00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Karen Johnson
Batch # 1349706
11/21/2025 09 46 00 AM
Fees $13 00 Taxes $5,920 00

Davidson County
DEEDWARR
2 pgs

20251121-0093129

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Richard Corkern and Sheree Corkern 314 Eastpark St Ridgeland, MS 39157	New Owner	Tax Parcel ID No 104-14-0G-120 00 CO

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, **Mary E. Cheshier, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Corkern and Sheree Corkern, husband and wife**, ("Grantees"), their 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 Lot(s) 9, as shown on the map entitled Final Plat of Whitworth Phase 02, of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAVIT C CHESHIER AND WIFE, MARY E CHESHIER, by deed from TERRI C. WRENCH, of record in Book 10302, page 826, dated December 27, 1996, said Register's Office Being further conveyed to CAVIT C CHESHIER AND WIFE, MARY E CHESHIER, AS EQUAL TENANTS IN COMMON, by quitclaim deed from CAVIT C CHESHIER AND WIFE, MARY E CHESHIER, of record in Book 10885, page 125, dated March 9, 1998, said Register's Office

CAVIT C. CHESHIER died on or about April 12, 2025, leaving MARY E. CHESHIER as the surviving tenant by the entirety

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 104-14-0G-120 00 CO

Matters shown on the Plan of record in Plat Book 7900, page 470, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45, in Book 8830, page 249, in Instrument No 20100615-0046543 and in Instrument No. 20170720-0073719, said Register's Office

By-Laws of record in Instrument No 20020812-0097386, said Register's Office.

This is improved property located at 205 Belclaire Place Nashville TN 37205

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 19th day of November, 2025

Mary E. Cheshier
Mary E Cheshier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary E Cheshier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 19th day of November, 2025

Notary Public

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

My Commission Expires _____