Karen Johnson
Batch # 1382719
02/19/2026 08:54:58 AM
Fees: $13.00 Taxes: $814.00
Davidson County
DEEDWARR
2 pgs
20260219-0013142

Warranty Deed

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 13th day of February, 2026. Notary Public My commission expires: 1/31/2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sanceta Cheers	New Owner	108-08-0-118.00
3199 Trails End Lane		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY A. BOLTON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANCETA CHEERS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lot No. 2, Trailwood, Section One of record in Plat Book 5210, Page 351 and amended in Book Plat 6250, Book 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arleen K. Hageman, a single person by Warranty Deed from Quidal D. Godin, an unmarried person of record in Instrument No. 20040401-0036865 Register's Office for Davidson County, Tennessee, dated March 30, 2004 and recorded on April 1, 2004.

Said Arleen K. Hageman having deceased on or about March 23, 2015.

Being the same property conveyed to Timothy A. Bolton, unmarried by Warranty Deed from Terry Gene Campbell, Melissa Katherine Kolaks Broaddus, and Jeffrey Edmond Kolaks, heirs at law of Arleen K. Hageman, deceased of record in Instrument No. 20161230-0137237 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3199 Trails End Lane, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of February, 2026.

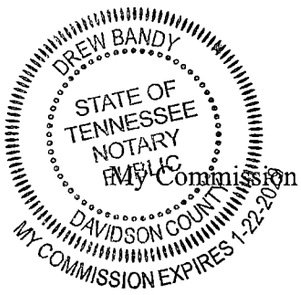
Timothy A. Bolton

Timothy A. Bolton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy A. Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of February, 2026.



Notary Public

My Commission Expires: 1·22·29