File No: 2005508532

Karen Johnson Davidson County
Batch# 1401692 DEEDQC
04/06/2026 10:39:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260406-0027159

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
JESSICA J CHEEK, 1426 Greenwood Avenue, Nashville, TN 37206

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 083-02-0-063-00

QUITCLAIM DEED

MATTHEW H CHEEK, unmarried, whose mailing address is **2804 Foster Ave, Nashville, TN 37210** and **JESSICA J CHEEK AKA JESSICA CHEEK,** unmarried, whose mailing address is **1426 Greenwood Avenue, Nashville, TN 37206**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 23D-1659 on 11/16/2024 ("Grantor"), for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **JESSICA J CHEEK,** an unmarried woman ("Grantee"), whose tax mailing address is **1426 Greenwood Avenue, Nashville, TN 37206,** with quitclaim covenants, his/her/their interest in the following described real estate situated in the County of Davidson and State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE OF RECORD IN PLAT BOOK 332, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Assessor's Parcel No: 083-02-0-063-00

Property Address is: 1426 Greenwood Avenue, Nashville, TN 37206

BEING THE SAME PROPERTY CONVEYED TO MATTHEW H. CHEEK AND WIFE, JESSICA CHEEK FROM AMANDA BLACK AND MICHAEL BLACK, WIFE AND HUSBAND, DATED 08/29/2019, RECORDED 09/06/2019, DEED INSTRUMENT NO. 20190906-0090046, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 16, 2026:

Jessica J Cheek AKA J Cheek

JESSICA J CHEEK AKA JESSICA CHEEK

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JESSICA J CHEEK AKA JESSICA CHEEK**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of March, 2026.

Notary Public

My Commission Expires
1·24·2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 3/16, 2026:

MATTHEW H CHEEK

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **MATTHEW H CHEEK**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of March, 2026.

Notary Public

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
1-24-2028

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me on this the 16 day of March, 2026.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

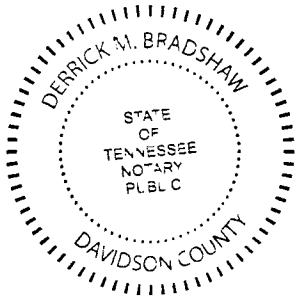
Affiant

Subscribed and sworn to before me on this the 16 day of March, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 03/16/2026 (date of document).

Affiant Signature

03/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of MARCH, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923