Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
[illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1404301 DEEDWARR
04/10/2026 09:43:04 AM 2 pgs
Fees: $13.00 Taxes: $6,789.50
20260410-0029150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2029

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Benjamin H. Southard and Megan P. Southard		129-12-0M-001.00-CO
(NAME)	(NAME)	
113 Cheekwood Terrace	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert William Frank and Christy Lin Frank, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin H. Southard and Megan P. Southard, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, being Unit No. A of 115 Cheekwood Terrace Homes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 115 Cheekwood Terrace Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171102-0112410, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration.

Being the same property conveyed to Robert William Frank and Christy Lin Frank, husband and wife by Warranty Deed from Joel Michael Tubre, a married man of record in Instrument No. 20210603-0074384 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on June 03, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2663, Page 103; Restrictions of record in Book 2859, Page 492 and Book 3313, Page 427; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 115 Cheekwood Terrace Homes with By-Laws appended thereto, of record in Instrument Number 20171102-0112410; Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 115 Cheekwood Terrace Homes, of record as Instrument No. 20171102-0112410; Charter for Cheekwood Terrace Homes Homeowners' Association, Inc. of record in Instrument Number 20171108-0114861, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 113 Cheekwood Terrace, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 8th day of April, 2026.

Robert William Frank

Christy Lin Frank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of April, 2026, before me personally appeared Robert William Frank and Christy Lin Frank, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 7/25/29

Donald R. Barrett Jr.
State of Tennessee
Notary Public
Williamson County

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027