Karen Johnson Davidson County
Batch# 1415523 DEEDWARR
05/05/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260505-0039995

Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Sarah Hakeman Affiant Subscribed and sworn to before me, this the 20th day of April, 2026. Kristian Booth Notary Public My commission expires: 11-8-28

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:
Kathleen Bartuska	New Owner	063-12-0-015.00
4536 South Trace Boulevard		
Nashville, TN 37138		

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, **GEORGE CHEATHAM, JR. AND SUSAN CHEATHAM BOND, HEIRS AT LAW AND DEVISEES OF THE ESTATE OF VIVIAN R. CHEATHAM**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN BARTUSKA, A SINGLE PERSON**, 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: VB

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Southfork Subdivision, Section 2 of record in Plat Book 6250, Page 386, 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 Vivian R. Cheatham, a single woman by Warranty Deed from Melissa A. Davis and husband Juan G. Arboleda of record in Instrument No. 20201019-0121105 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 19, 2020.

Said Vivian R. Cheatham aka Vivian Faith Cheatham having deceased on or abut May 4, 2025. Seventh Circuit Court for Davidson County, Tennessee Probate Division Case No 25P1692 lists George Cheatham, Jr. and Susan Cheatham Bond as devisees under the Last Will and Testament of the Estate of Vivian R. Cheatham.

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 4536 South Trace Boulevard, Old Hickory, TN 37138, 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 20th day of April, 2026.

Estate of Vivian R. Cheatham

By: _____
George Cheatham, Jr., Heir/Devisee

By: _____
Susan Cheatham Bond, Devisee, by
George Cheatham, Jr., her Attorney-In-Fact

By: _____
George Cheatham, Jr., Personal Representative

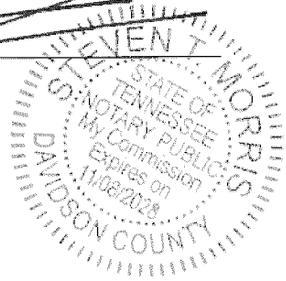
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Cheatham, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative and an Heir and Devisee of the Estate of Vivian R. Cheatham, and that he, acting in such capacity, and authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2026.

_____
Notary Public

My Commission Expires: 11-8-28



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 George Cheatham, Jr., as attorney in fact for Susan Cheatham Bond, Heir and Devisee of the Estate of Vivian R. Cheatham, 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 20th day of April, 2026.

_____
Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 20, 2026

Affiant Signature

4th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605050039995