THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9648-WE

Karen Johnson
Batch # 1433287
06/15/2026 09:24:58 AM
Fees: $13.00 Taxes: $1,985.05

Davidson County
DEEDWARR
2 pgs

20260615-0053835

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 536,500.00.

May Baf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2026.

Tara Jones
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Altman and Kristen Altman	New Owner	
1400 Calloway Ct.		155-08-0C-110.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **J&H Cheshire Properties, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Altman and Kristen Altman, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot No. 110 on the Plan of Amendment and Change of Survey Monumentation applicable to the Plan of Poplar Creek Estate, Phase Two, as of record in Book 6900, Page 339 through 347, as shown on plat of record in Plat Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lucas Spickard and Carissa Spickard, husband and wife by Warranty Deed from Sara M. Smith, an unmarried woman of record in Instrument No. 20210603-0074895 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 03, 2021.

Being the same property conveyed to J&H Cheshire Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Carissa Spickard through right of survivorship with Lucas Spickard (deceased November 11, 2021) of record in Instrument No. 20240307-0015762 Register's Office for Davidson County, Tennessee, dated February 29, 2024 and recorded on March 07, 2024 .

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1400 Calloway Ct., Nashville, TN 37221**

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.

Witness our hands this the 10 day of June, 2026.

J&H Cheshire Properties, LLC

BY: Carissa Hope Cheshire
Carissa Hope Cheshire
Its: Sole Member

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, personally appeared **Carissa Hope Cheshire**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of the maker, **J&H Cheshire Properties, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10 day of June, 2026.

My Commission expires 10-10-2028

Notary Public

SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY