WARRANTY DEED

Karen Johnson Davidson County
Batch# 1440899 DEEDWARR
07/01/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260701-0059463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Dupont	**New Owner**	
(NAME) 917 Cheatham Pl	(NAME) **117 Trinity Hollow Drive**	081-12-0O-005.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) **Canton, GA 30115**	
(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, **909 CHEATHAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DUPONT, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 917 on the Plan of Homes at 909 Cheatham Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 909 Cheatham Place, a Horizontal Property Regime with Private Elements at Instrument No. 20250124-0005592, 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 a portion of the same property conveyed to 909 Cheatham, LLC by Special Warranty Deed from Barbara S. Turner and Charles Robin, Co-Trustees of The Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner, a one-half undivided interest, and Charles M. Robin, Executor of the Estate of Sara S. Robin, a one-half undivided interest of record in Instrument No. 20231219-0097900 Register's Office for Davidson County, Tennessee, dated December 18, 2023 and recorded on December 19, 2023.

Being a portion of the same property conveyed to 909 Cheatham, LLC, a Tennessee Limited Liability Company by Quitclaim Deed for Consolidation of Tax Parcels from 909 Cheatham, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241104-0085334 Register's Office for Davidson County, Tennessee, dated November 1, 2024 and recorded on November 4, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-716

unimproved
This is improved x property, known as 917 Cheatham Pl, Nashville, TN 37208

(House Number) (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.

Witness my hand this 24th day of June, 2026

909 CHEATHAM, LLC

BY: _____

JACK MONTAGUE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jack Montague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of 909 Cheatham, LLC, and that he as such Member of 909 Cheatham, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of 909 Cheatham, LLC.

Witness my hand and official seal this 24th day of June, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____

Notary Public

JW2026-716

Certificate of Authenticity

I, Krystal Schuster, 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 6/24/26.

Date

Affiant Signature

6/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 20 26.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)