Karen Johnson Davidson County
Batch# 1459900 DEEDWARR
08/17/2026 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $7,104.00
20260817-0076356

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,920,000.00.

Affiant

Subscribed and sworn to before me, this August 10, 2026.

Notary Public

My commission expires: 10/24/28

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nathan Miller	SAME	053-12-0-161
3005 Lakeshore Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sally P. Cheney, Trustee of The Leland D. Cheney and Sally P. Cheney Revocable Living Trust, a Trust created on February 28, 2022

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nathan Miller, a single man

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly as follows:

Being part of Lots Nos. 6 to 10, both inclusive, of Block 19, a part of Lot No. 4 of Block 26, and a part of Reid Boulevard, as shown on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott's Property, as of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made August 24, 1959, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a point in the north margin of Pitts Avenue, at an iron pin, now called Lakeshore Drive; said point being 78 feet west from the centerline of 32nd Street, now closed; thence northeasterly 396.5 feet more or less to an iron pin in the south line of the U.S. Government Property; thence with said Government Property line, northwesterly 75 feet to an iron pin; thence southwesterly 396.5 feet to an iron pin in the northerly margin of Lakeshore Drive; thence with the margin of the same, southeasterly 75 feet to the point of beginning.

BEING the same property conveyed to Leland Cheney and wife, Sally Cheney, by deed from Julia A. Shepherd, widow, of record in Book11363, Page 586, Register's Office for Davidson County, Tennessee dated 2/26/1999.

Being the same property conveyed to LELAND D. CHENEY and SALLY P. CHENEY, CO-TRUSTEES OF THE LELAND D. CHENEY and SALLY P. CHENEY REVOCABLE LIVING TRUST, a Trust created on February 28, 2022, by Quitclaim Deed from Leland Cheney and Sally Cheney, husband and wife, dated February 28, 2022, and of record in Instrument No. 20220302-0023844, Register's Office for DAVIDSON County, Tennessee. Leland D. Cheney has since died in May 31, 2025, leaving Sally Cheney as surviving tenant/trustee by the entirety.

This is [X] improved [ ] unimproved property known as 3005 Lakeshore Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantorf, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 07 day of August, 2026.

The Leland D. Cheney and Sally P. Cheney Revocable Living Trust, a Trust created on February 28, 2022

By: Sally P. Cheney, Trustee
Sally P. Cheney, Trustee

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally P. Cheney with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Leland D. Cheney and Sally P. Cheney Trust**, a revocable living trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

PRE-LTC, LLC File No. TN-2604053-7626

See attached

FC
08/07/2026

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

Subscribed and sworn to (or affirmed) before me on this 7th (Date) day of August (Month), 20 26 (Year), by

(1) Sally P. Cheney

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ENC1 FLORENCE CORMIER COMM. # 2525314 NOTARY PUBLIC • CALIFORNIA MONTEREY COUNTY My Comm. Expires June 27, 2029 ENC1

Place Notary Seal and/or Stamp Above

Signature Florence Cormier

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: not dated Number of Pages: 2

Signer(s) Other Than Named Above: none

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey }

On August 7, 2020 (Date) before me, FLORENCE CORMIER, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared Sally P. Cheney (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 FLORENCE CORMIER COMM. # 2525314 NOTARY PUBLIC • CALIFORNIA MONTEREY COUNTY My Comm. Expires June 27, 2023 ENC1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Florence Cormier
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: not dated Number of Pages: two
Signer(s) Other Than Named Above: —none—

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Tennessee Certification of Electronic Document

I, Angel Hyde, 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 8.10.26 (date of document).

Affiant Signature

August 12, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of August, 2026.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4.22.29