Karen Johnson Davidson County
Batch# 433524 DEEDWARR
07/09/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20200709-0074429

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013492

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020. NOTARY PUBLIC My commission expires: 6-20-2021

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Cherry and Ann M. Cherry 1608 23rd Avenue North Nashville, TN 37208	Same address as new owner	081-11-0-112.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUMMER L. MOLTZAN, A MARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R. CHERRY JR AND ANN M. CHERRY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of S.A. Champion's Subdivision of record in Book 161, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Summer L. Moltzan, a married person, from Caldwell Wright and wife, Delores Wright, by Warranty Deed dated August 31, 2017, and recorded September 5, 2017 in Instrument #20170905-0091057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2020.

Summer L. Moltzan
SUMMER L. MOLTZAN

KEITH MOLTZAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Summer L. Moltzan and Keith Moltzan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatthey executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2020.



Notary Public
My commission expires: 6-20-2021

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022