RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014755

Karen Johnson Davidson County
Batch# 529080 DEEDWARR
12/10/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20201210-0144501

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2020.

Emily M. Dudley
NOTARY PUBLIC

My commission expires: 09-02-2024

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
Gabriela Allen 928 31st Avenue North Nashville, TN 37209	Same address as new owner	092-06-0-711.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), 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, **JAMES R. CHERRY AND ANN M. CHERRY, AND ZACHARY L. TAYLOR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GABRIELA ALLEN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot 8, Block 15, on the plat of Fisk University Place, of record in Book 421, Page 4 and 5, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the eastern right of way of 31st Avenue, said point being the southwest corner of Lot 8 and the northwest corner of Lot 7 and being North 10 degrees 25 minutes 41 seconds West, 25.00 feet from the northeast intersection 31st Avenue and Clare Avenue; Thence, with said right of way, North 10 degrees 25 minutes 41 seconds West, 25.00 feet to an iron rod at the southwest corner of Lot 9; Thence, with Lot 9's south line, North 79 degrees 36 minutes 29 seconds East 149.98 feet to an iron rod in the western right of way of an alley; Thence, with said alley, South 10 degrees 27 minutes 20 seconds East, 25.01 feet to an iron rod at the northeast corner of Lot 7; Thence, with Lot 7's north line, South 79 degrees 36 minutes 37 seconds West, 149.99 feet to the point of beginning, and containing 3,750 square feet, or 0.086 acres, more or less.

Being a portion of the same property conveyed to James R. Cherry and Ann M. Cherry, and Zachary L. Taylor, from G. Co. Investments, LLC, a Limited Liability Company, by Warranty Deed dated July 19, 2019, and recorded July 26, 2019 in Instrument #20190726-0073579, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from G. Co. Investments, LLC by Quitclaim Deed dated July 11, 2018, and recorded July 18, 2018 in Instrument #20180718-0069871, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from First Home Financial, LLC by Quitclaim Deed dated December 29, 2016, and record December 30, 2016 in Instrument #20161230-0137699, said Register's Office.

The address of the herein described property is believed to be 928 31st Avenue North, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 1st day of December, 2020.

JAMES R. CHERRY

ANN M. CHERRY

ZACHARY L. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry, Ann M. Cherry, and Zachary L. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of December, 2020.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

