WARRANTY DEED

Karen Johnson Davidson County
Batch# 567595 **DEEDWARR**
02/03/2021 02:49:57 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20

20210203-0015835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STATE DOME My Commission Expires Oct 6, 2021

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Hill	New Owner	
(NAME)	(NAME)	
351 Wauford Drive		147 05 0 030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **JAMES WILLIAM CHERRY, II, MARRIED, KIMBERLY ANN ALMOND, MARRIED, FRANK I. CHERRY, IV, UNMARRIED AND MARSHALL CRAIG CHERRY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA HILL, AN UNMARRIED WOMAN,** 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 Lot No. 533 on the Plan of Caldwell Hall, Section VIII, as of record in Plan Book 3106, Page 39, Register's Office for said County.

Said Lot No. 533 fronts 77.8 feet on the southerly side of Wauford Drive and extends back between lines 233.2 feet on the east line and 206.8 feet on the west line to a dead line in the rear on which it measures 110.0 feet thereon.

Being the same property conveyed to Frank I. Cherry III and wife, Tommye B. Cherry, by Warranty Deed from Willis E. Knopp and wife, Mary E. Knopp, of record in Book 4768, Page 645, in the Register's Office of Davidson County, Tennessee, dated November 29, 1973 and recorded on November 30, 1973. Tommye B. Cherry died on November 18, 2018 leaving Frank I. Cherry, III as surviving tenant. Frank I. Cherry, III has since died October 13, 2020. Tommye B. Cherry died on November 18, 2018 leaving Frank I. Cherry III as sole surviving Tenant by the Entirety. Frank I. Cherry III died on October 13, 2020. James William Cherry, II, Kimberly Ann Almond, Frank I. Cherry, IV and Marshall Craig Cherry are the devisees under the Will of Frank I. Cherry, III probated under Docket No. 20P2125, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

James William Cherry, II as Executor joins in to convey any interest the Estate may have.

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.

unimproved
This is improved x property, known as 351 Wauford Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-VRES-20351

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 29 day of January, 2021.

JAMES WILLIAM CHERRY, II

JAMES WILLIAM CHERRY, II, EXECUTOR

KIMBERLY ANN ALMOND, BY: JAMES WILLIAM CHERRY, II, ATTORNEY IN FACT

FRANK I. CHERRY, IV

MARSHALL CRAIG CHERRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James William Cherry, II, Frank I. Cherry, IV, and Marshall Craig Cherry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of January, 2021.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James William Cherry, II with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Frank I. Cherry, III, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 29 day of January, 2021.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29 day of January, 2021, before me personally appeared James William Cherry, II to me known to be the person who executed the foregoing instrument on behalf Kimberly Ann Almond and acknowledged that he executed the same as the free act and deed of Kimberly Ann Almond.

Witness my hand and official seal this 29 day of January, 2021.

Commission expires:

Notary Public