RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115235

Karen Johnson Davidson County
Batch# 585968 DEEDWARR
03/05/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20210305-0029362

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2021.

NOTARY PUBLIC

My commission expires: 6/3/2024

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
Raleigh Lane Berschback ,	~~Same address as new owner~~ Summit Funding P.O. Box 15147 Sacramento, CA 95813	092-06-0-692.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Five Thousand and 00/100 Dollars ($455,000.00), 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 JR. AND ANN M. CHERRY AND ZACHARY TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RALEIGH LANE BERSCHBACK, A SINGLE WOMAN**, 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 the middle part of Lots 1 to 4, both inclusive of Block "A", on the Plan of Map of Fisk University Place, incorrectly referred to in prior deed as ~~Fish~~ Fisk University Subdivision, of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said property.

Beginning at a point in the North Margin at Batavia Street, 50.1 feet East from the East margin of 31st Avenue North, thence Northerly parallel to the East margin of 1st Avenue North, 113.33 feet more or less to the line of Lot No. 5; thence with the line between Lots No. 4 and 5, Easterly 50 feet to a point 100 feet East from the East margin of 31st Avenue North; thence Southerly parallel to the East margin of 31st Avenue North, 115.66 feet more or less to the North margin of Batavia Street; thence with the margin of said Street, Westerly 50.1 feet to the point of beginning.

Being the same property conveyed to James R. Cherry Jr. and Ann M. Cherry and Zachary Taylor from Jin H. Shen by Warranty Deed dated 05/10/2019 and recorded 05/16/2019 in Instrument No. 20190516-0046141, Register's Office of said County.

Being the same property conveyed to Jin H. Shen from Jin H. Shen and Xuemei Ge, by

Quitclaim Deed dated 03/26/2019 and recorded 03/26/2019 in Instrument No. 20190326-0027284, Register's Office of said County.

Being the same property conveyed to Jin Hui Shen, married from Ira Innovations LLC f/b/o Carla Corum IRA, by Warranty Deed dated 05/05/2017 and recorded 10/20/2015 in Instrument No. 20151020-0106671, Register's Office of said County.

The address of the herein described property is believed to be 3026 Batavia Street, 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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 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 covenant and bind themselves, their 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 1st day of March, 2021.

James R. Cherry, by Zachary Taylor, attorney in fact

JAMES R. CHERRY JR., BY ZACHARY TAYLOR, ATTORNEY IN FACT

Ann M. Cherry, by Zachary Taylor, attorney in fact

ANN M. CHERRY, BY ZACHARY TAYLOR, ATTORNEY IN FACT

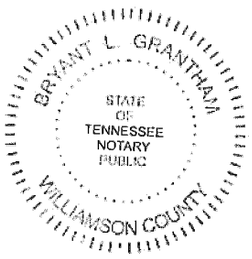
ZACHARY TAYLOR

Zachary Taylor executes this instrument on behalf of James R. Cherry Jr. and Ann M. Cherry pursuant to a Power of Attorney of record in 20210301-0025836, *Page* ____, *in the Register's Office for Davidson County, Tennessee.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of March, 2021, before me personally appeared Zachary Taylor, to me known to be the person who executed the foregoing instrument on behalf of James R. Cherry Jr. and Ann M. Cherry, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said James R. Cherry Jr. and Ann M. Cherry.

WITNESS my hand and seal, this the 1st day of March, 2021.



Notary Public

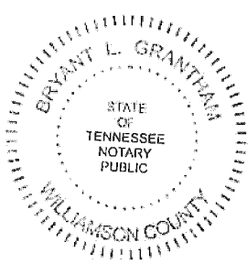
Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Zachary Taylor, 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 seal, this the 1st day of March, 2021.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

