(3)

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $736,500.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My commission expires: 01-06-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 658666 **DEEDWARR**
06/17/2021 09:32:32 AM 2 pgs
Fees: $13.00 Taxes: $2,725.05

20210617-0081795

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Bowers and Catherine Gigante	~~New Owner~~ Shelter Lending	**103-08-0-029.00**
4108 Murphy Road	P.O. Box 740039	
Nashville, TN 37209	Cincinnati, OH 45274-0039	

FOR AND IN 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,

William Earl Cherry, III and Charlotte Buehler Cherry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Bowers, unmarried and Catherine Gigante, unmarried, as joint tenants with the rights of survivorship

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 the westerly part of Lot No. 7 on the Plan of West End Annex of record in Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 75.25 feet on the north side of Minnesota Avenue, formerly Murphy Road, and runs back 203.6 feet on the westerly line and 196.25 feet on the easterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to William Earl Cherry, III and Charlotte Pershing Buehler, both unmarried, tenants in common with full right of survivorship, by Warranty Deed, from Mid-South District Church of the Nazarene, Inc., Successor to Nazarene Immanuel Church, which is now dissolved, dated January 14, 2015, of record in Instrument No. 20150126-0007205, Register's Office for Davidson County, Tennessee. William Earl Cherry, III and Charlotte Pershing Buehler having since married and Charlotte Pershing Buehler is now known as Charlotte Buehler Cherry.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4108 Murphy Road, Nashville, TN 37209.

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 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/our hand(s) this 14th day of June, 2021.

William Earl Cherry III

By _____ Attorney in Fact

William Earl Cherry, III by Russell J. McCann, his Attorney-In-Fact

Charlotte Pershing Buehler, now known as Charlotte Buehler Cherry

By _____ Attorney in Fact

Charlotte Buehler Cherry by Russell J. McCann, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of William Earl Cherry, III and Charlotte Pershing Buehler, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for William Earl Cherry, III and Charlotte Pershing Buehler, and is authorized by William Earl Cherry, III and Charlotte Pershing Buehlerto execute this instrument on their behalf.

Witness my hand, at office, this 14th day of June, 2021.

_____
Notary Signature
My commission expires:

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

File #: 21-324
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027