Karen Johnson Davidson County
Batch# 770250 DEEDWARR
12/08/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20211208-0162800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-2-2023

BS-VRE-21-840

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Bethel Coleman and Jeff Roche	New Owner	
(NAME)	(NAME)	
840 Forest Hills Drive		160-01-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GAYLE H. CHERRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETHEL L. COLEMAN AND JEFFREY M. ROCHE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 167 on the Plan of Section Two Oak Hill Estates of record in Plat Book 4460, Page 36 through 38, inclusive, 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 Lot No. 167 fronts 175.00 feet on the Northerly side of Forest Hill Drive and runs back 394.30 feet on the Easterly line and 394.30 feet on the Westerly line to a dead line on which it measures 175.00 feet thereon.

Being the same property conveyed to Ben R. Cherry and wife, Gayle H. Cherry by Warranty deed from Dorothy Phillips (Dorothy Townes Phillips) of record in Book 7902, page 797, Register's Office for Davidson County, Tennessee, dated July 27, 1989 and recorded on August 01, 1989.

Being the same property conveyed to Ben R. Cherry, Trustee of the Ben R. Cherry Revocable Living Trust Agreement dated February 28, 2002, a one-half (1/2) undivided interest and tenant in common and to Gayle H. Cherry, Trustee of the Gayle H. Cherry Revocable Living Trust Agreement dated February 28, 2002, a one-half (1/2) undivided interest and tenant in common by QuitClaim deed from Ben R. Cherry and wife, Gayle H. Cherry of record in Instrument No. 20020917-0112972 Register's Office for Davidson County, Tennessee, dated September 13, 2002 and recorded on September 17, 2002.

Being the same property conveyed to Ben R. Cherry and wife, Gayle H. Cherry, as Tenants by the Entirety by Trustees' Quitclaim Deed deed from Ben R. Cherry, as Trustee of the Ben R. Cherry Revocable Living Trust Agreement dated February 28, 2002 and Gayle H. Cherry, as Trustee of the Gayle H. Cherry Revocable Living Trust Agreement dated February 28, 2002 of record in Instrument No. 20170621-0062487 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 21, 2017.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **840 Forest Hills Drive, Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF OCTOBER, 2021.

Gayle H. Cherry by Adam Jefferson, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GAYLE H. CHERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said GAYLE H. CHERRY.

Witness my hand and official seal, this the 21st of October, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **10/21/2021** (date of document).

Affiant Signature

10/21/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

