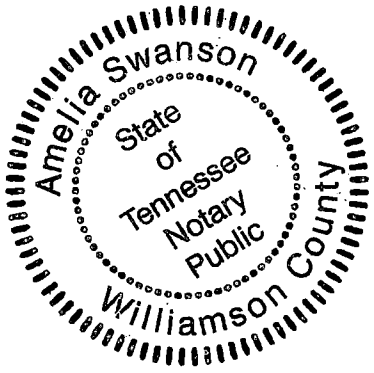
503,000.00

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2023-0011

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arben Leka and Sonila Leka	Same as new owner	146-04-0-116-00
(NAME)	(NAME)	
516 Richmar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4348		
(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, **Michael E. Cherry and wife, Kimberly A. Cherry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arben Leka and Sonila Leka, husband and wife,** 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. 724 on the Plan of Section Eleven, Caldwell Hall of record in Plat Book 3300, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Cherry and wife, Kimberly A. Cherry by Warranty Deed from Steven C. Janes of record in Book 8346, Page 753, Register's Office for Davidson County, Tennessee, dated May 03, 1991 and recorded on May 07, 1991.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 54, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1788, Page 108 and Book 3373, Page 126, in the Register's Office for Davidson County, Tennessee. An Ordinance Accepting the Dedication of an Easement for a Public Pedestrian Walkway of record in Book 4097, Page 478, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 969189 DEEDWARR
02/09/2023 11:22:14 AM 2 pgs
Fees: $13.00 Taxes: $1,861.10

20230209-0009499

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: W-BP-23-516

This property, known as 516 Richmar Drive, Nashville, TN 37211-4348
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 6th DAY OF February, 2023.

Michael E. Cherry

Kimberly A. Cherry

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael E. Cherry and Kimberly A. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of February, 2023.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County