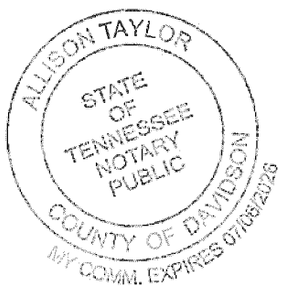
Karen Johnson Davidson County
Batch# 1025806 DEEDWARR
07/13/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $4,628.70
20230713-0053694

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,251,000.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2023. Notary Public My commission expires: 7/11/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elliott Cherry Brittany Cherry	Same As	118-09-0-045.00
1001 Noelton Avenue	New Owners	
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DALE EDWIN CARTER AND MARY KATHERINE CARTER, TRUSTEES OF THE ED & MARY CARTER LIVING TRUST DATED NOVEMBER 29, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT CHERRY AND BRITTANY CHERRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, December, 1936 and March, 1938, as follows:

Beginning on the southerly margin of Noelton Lane, at a point 200 feet west of the westerly margin of Lealand Lane, said point being the corner of Lots No. 12 and 13; thence with the line between the two lots, southwardly 200 feet to the common corner of Lots No. 12, 13, 16 and 17; thence with the line between Lots No. 12 and 17, westwardly 100 feet tot he common corner of Lots No. 11, 12, 17 and 18; thence with the line between Lots No. 11 and 12, northwardly 200 feet to the southerly margin of Noelton Lane; thence with said Lane, eastwardly 100 feet to the beginning.

Being the same property conveyed to Dale E. Carter and wife, Mary K. Carter by Warranty deed from Adex Corporation, a Tennessee Corporation of record as Book 8797, Page 100, Register's Office for Davidson County, Tennessee, dated November 24, 1992 and recorded on November 25, 1992.

Being the same property conveyed to Dale Edwin Carter and/or Mary Katherine Carter, Trustees of the Ed & Mary Carter Living Trust, established by the Revocable Trust Agreement of Dale Edwin Carter and Mary Katherine Carter dated November 29, 2021 by Quitclaim deed from Dale Edwin Carter and wife, Mary Katherine Carter of record as

Instrument Number 20211202-0160080, Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on December 2, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1001 Noelton Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2023.

The Ed & Mary Carter Living Trust dated November 29, 2021

By: _____ TRUSTEE
Dale Edwin Carter, Trustee

By: Mary Katherine Carter, Trustee
Mary Katherine Carter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dale Edwin Carter, Trustee and Mary Katherine Carter, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The Ed & Mary Carter Living Trust dated November 29, 2021, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2023.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Please Return to:
Magnolia Title & Escrow
104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 7/7/2023.

Date

Affiant Signature

7/13/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of July, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: Date

Notary's Seal (if on paper)