WARRANTY DEED

Karen Johnson Davidson County
Batch# 1085053 DEEDWARR
12/22/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20231222-0098744

File No. DH-23-5755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Cherry and Nicole Cherry	Same as	
(NAME)	(NAME)	091-06-0-001.00
9432 Hopeland Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Austin TX 78749		
(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, I/we, **Ashland Rentals LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Cherry and Nicole Cherry, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Block 9 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being the westerly 7 feet of Lot 1 and the easterly 28 feet of Lot 3 . on the unrecorded subdivision of the westerly part of Block 9, described as follows:

Beginning on the northerly margin of Louisiana Avenue at a Point 43 feet west of the northwest corner of said Avenue and 60th Avenue North; thence with the northerly margin of Louisiana Avenue, westwardly 35 feet; thence northwardly 150 feet to the southerly margin of an alley; thence with said eastwardly 35 feet; thence southwardly 150 feet to the beginning.

Being a portion of the same property conveyed to Ashland Rentals LLC, a Tennessee Limited Liability Company by Warranty Deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20200519-0051950 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 19, 2020.

This is property more commonly known as 6002 Louisiana Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of December, 2023.

Ashland Rentals LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Ashland Rentals LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 20th day of December, 2023.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 20, 2023**.

Date

D Hardwick

Affiant Signature

December 22, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026