WARRANTY DEED

Karen Johnson Davidson County
Batch # 1104280 DEEDWARR
02/23/2024 02:58:09 PM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20240223-0012616

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,650,000.00.

Affiant

Subscribed and sworn to me on February 22, 2024.

NOTARY PUBLIC

My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-1010A

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36743

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Peter Twill and Stephanie Jernigan 1010 A Caldwell Ave Nashville, TN 37204	NEW OWNER	105-09-4G-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JON ROBERT CHERRY and LEANNN BOWLIN CHERRY, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **PETER TWILL and STEPHANIE JERNIGAN, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at Caldwell Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160913-0096266, 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 all of the property conveyed to Jon Robert Cherry, an unmarried man, and Carol L. Morello, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from Kyle Attarian and Stephanie Attarian, wife and husband, of record in Instrument No. 20210514-0065328, Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 14, 2021. The said Carol L. Morello (a/k/a Carol Leann Morello) having since married Jon Robert Cherry, and is now known as Leann Bowlin Cherry pursuant to Order entered in the Chancery Court for Davidson County, Tennessee on February 23, 2022, File No. 22-0135-IV.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

1010 A Caldwell Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 22nd day of February, 2024.

Jon Robert Cherry by Leann Bowlin Cherry
Jon Robert Cherry by Leann Bowlin Cherry
as Attorney-In-Fact

Leann Bowlin Cherry
Leann Bowlin Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Leann Bowlin Cherry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed, and who further acknowledged that she is the attorney-in-fact for Jon Robert Cherry, and as his attorney-in-fact, executed the within instrument on behalf of Jon Robert Cherry, for the purposes therein contained, having authority as to so act, as the free act and deed of the said Jon Robert Cherry.

Witness my hand and official seal, this 22nd day of February, 2024.

April L. Bradley
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL L. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY