Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VR-24-6552

Karen Johnson Davidson County
Batch # 1214671 DEEDWARR
12/11/2024 11 04 35 AM 2 pgs
Fees $13 00 Taxes $1,591 00
20241211-0096163

STATE OF Tennessee }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000 00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF December, 2024
NOTARY PUBLIC
My Commission expires 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 24100031

Address of New Owner
James Randell Cherry, Jr.
1623 Brookvalley Circle
Mt. Juliet, TN 37122

Send Tax Bills To:
Same

Tax Information:
102-03-0-131.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stephen Bryan Pelton and Tammy Lynn Fuqua and Sheila A. Wayman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Randell Cherry, Jr.,** hereinafter called the **Grantee(s),** his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1255 on the Plan of Charlotte Park Subdivision, Section 20, as of record in Book 3600, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 1255 fronts 89.00 feet on the northeasterly side of Marauder Drive and extends back 164.0 feet on the northwesterly side and 174.5 feet on the southeasterly line, to a line in the rear on which it measures 61.02 feet.

Being the same property conveyed to Herbert B. Pelton, Jr. and wife, Doris L. Pelton, by Warranty Deed from Gaynel H. McDowell dated 01/15/1973 and recorded on 01/17/1973 at Book 4672, Page 549, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Doris Lee Young Pelton, aka Doris L. Pelton, by Final Decree of Divorce from Herbert Bryan Pelton, aka Herbert B. Pelton, Jr., dated 09/16/1975 and recorded on 05/20/1983 at Book 6060, Page 305, RODCT. Doris L. Craig, fka Doris Lee Young Pelton, having since died testate on or about 05/09/2024, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Docket No. 24P-1065), property was devised to Stephen Bryan Pelton (aka Stephan Bryan Pelton), Tammy Lynn Fuqua, and Sheila A. Wayman.

This is property generally located:
6552 Marauder Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3600, Page 90, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Stephen Bryan Pelton, Tammy Lynn Fuqua, and Sheila A. Wayman** have caused this instrument to be executed, this the 6 day of Dec, 2024.

Stephen Bryan Pelton

Tammy Lynn Fuqua

Sheila A. Wayman

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Stephen Bryan Pelton, Tammy Lynn Fuqua, and Sheila A. Wayman,** 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.

This the 6 day of Dec, 2024.

My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY