Karen Johnson Davidson County
Batch# 1230896 DEEDWARR
01/28/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20250128-0006247

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249591**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. George Ugarte Affiant Subscribed and sworn to before me, this 24th day of January, 2025. STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-20-2027 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: George Ugarte and Shelby H. Meckstroth 5112 Boxcroft Place Nashville TN 37205	Send Tax Bills To: JPMorgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050	Tax Information: Tax Parcel ID No. 116 13 0 150.00

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 of which is hereby acknowledged, **Charles William Cherry, Jr, Mary Elizabeth Barrett (aka Elizabeth Cherry Barrett), and Diana Thompson Finlayson, Co-Executors of the Estate of Mary Rebecca Cherry** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Ugarte and Shelby H. Meckstroth, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of BOXCROFT, as of record in Plat Book 4860, Page 28, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Rebecca Cherry, unmarried, by Warranty Deed from Robert M. Keene and wife, Jeanne A. Keene, of record in Book 9973, Page 907, in the Register's Office of Davidson County, Tennessee, dated March 01, 1996 and recorded on March 08, 1996. The said Mary Rebecca Cherry died October 09, 2024, testate, devising subject property to Charles William Cherry, Jr., Mary Elizabeth Barrett (a/k/a Elizabeth Cherry Barrett) and Diana Thompson Finlayson, devisees of the last will and testament of Mary Rebecca Cherry. See Probate Case 24P2209, in the Seventh Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOXCROFT, as recorded in Plat Book 4860, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4932, Page 76, as amended in Book 4956, Page 648 and Instrument of Correction recorded in Book 5430, Page 263.

Charter for Boxcroft Homeowners Association, Inc. recorded as Instrument No. 20150811-0080388.

By Laws for Boxcroft Homeowners Association, Inc. recorded as Book 5365, Page 7, as amended in Instrument No. 20130725-0076994; Instrument No. 20170816-0084029; Instrument No. 20171003- 0101197 and Instrument No. 20190624-0060900.

This is improved property located at 5112 Boxcroft Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2025.

Estate of Mary Rebecca Cherry

By: _____
Charles William Cherry, Jr, Co-Executor

By: _____
Diana Thompson Finlayson, Co-Executor

By: _____
Mary Elizabeth Barrett, Co-Executor
(aka Elizabeth Cherry Barrett)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles William Cherry, Jr, Diana Thompson Finlayson and Mary Elizabeth Barrett (aka Elizabeth Cherry Barrett), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors of the Estate of Mary Rebecca Cherry, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of January, 2025.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 1124125.

AFFIANT

DATE: 1127125

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 27 day of January, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027