THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16884-BW

Karen Johnson Davidson County
Batch # 1264991 DEEDWARR
04/25/2025 10 43 12 AM 2 pgs
Fees $13 00 Taxes $3,311 50

20250425-0031918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 895,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cristi McMahan	NEW OWNER	
608 Cherry Glen Circle		131-06-0H-091.00-CO
Nashville, TN 37215		
(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, WE, **Randel D. Forkum and wife, Vicki L. Forkum**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cristi McMahan, a single person**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 30 on the Final Plat of Phase 4, Village of Cherry Glen, a planned Unit Development, as of record in Plat Book 9700, Page 664, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Randel D Forkum and wife, Vicki L. Forkum by Warranty Deed from Wellesley Builders, LLC, a Tennessee Ltd Liability Co of record in Book 11681, page 817, Register's Office for Davidson County, Tennessee, dated September 24, 1999 and recorded on September 30, 1999

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **608 Cherry Glen Circle, Nashville, TN 37215**

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, heir heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 24th day of April, 2025.

Randel D. Forkum

Vicki L. Forkum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randel D. Forkum,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the24th day of April, 2025

My Commission expires 11-8-27

Notary Public

JAMES A. MAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE