QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1293574 DEEDQC
07/03/2025 07:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052512

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30th DAY OF June, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF KIMBERLY HOLLINGSHEAD

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: NF202702

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Randell Cherry Construction LLC 1623 Brook Valley Circle Mount Juliet, TN 37122	SAME AS NEW OWNER	092 05 0 328.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **RANDELL CHERRY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **RANDELL CHERRY CONSTRUCTION LLC**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the West 42 feet of the East 81 feet of Lot no. 6 on the map of A.W. Willis subdivision of part of the Barrow's Lands as of record in Book 161, Page 107 register's office for said county. Said Westerly part of lot no. 6 fronts 42 feet on the Northerly side of Torbett Street and runs back between parallel lines 125 feet to an alley.

BEING the same property conveyed to Randell Cherry by Quitclaim Deed from David A. Majors, a single man dated October 8, 2021 and recorded on October 14, 2021 in Instrument No. 202110140138109, in the Register's Office for Davidson County, Tennessee. BEING the same property further conveyed to David A Majors by Final Decree Confirming Sale deed from Taylor Hale dated March 04, 2013 and recorded on April 10, 2017, of record in Instrument No. 20170410-0034942 Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 3120 Torbett Street, Nashville, TN 37209.

Witness our/my hand on the 30th day of June, 2025.

Randell Cherry

STATE OF TENNESSEE
COUNTY OF Davidson

Witness my hand and official seal this 30th day of June 2025.

Notary Public
My Commission expires: 2/17/27

WILLIAMSON COUNTY
KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Kim Hollingshead, 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 6/30/2025.

Kim Hollingshead, Esq

6/30/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 6/30/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON