QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF Davidson

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

Karen Johnson Davidson County
Batch# 1293576 DEEDQC
07/03/2025 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052516

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

30th DAY OF June, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: NF202644

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Randell Cherry Construction LLC 1623 Brookvalley Circle Mount Juliet, TN 37122	SAME AS NEW OWNER	102-03-0-131.00

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, **JAMES RANDELL CHERRY, JR. A MARRIED MAN**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **RANDELL CHERRY CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 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 James Randell Cherry, Jr., by Warranty Deed from Stephen Bryan Pelton, Tammy Lynn Fuqua and Sheila A. Wayman, dated 12/06/2024, and recorded on 12/11/2024, of record as Istrument Number 20241211-0096163, and 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 in Book 4672, Page 549, and 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 05/20/1983 in Book 6060, Page 305, all in the Register's Office for Davidson County, Tennessee. 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 Wayman.

Ann Cherry, spouse of James Randell Cherry, Jr., joins in this conveyance to convey any marital interest she may have.

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 6552 A&B Marauder Drive, Nashville, TN 37209.

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

James Randell Cherry, Jr.

Ann Cherry

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 James Randell Cherry, Jr. and Ann Cherry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and 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