BOX 10-A

N, LLC
E, STE 300
215

WARRANTY DEED

Karen Johnson
Batch # 1305692
08/04/2025 09 33 40 AM
Fees $13 00 Taxes $2,016 50

Davidson County
DEEDWARR
2 pgs

20250804-0061395

M.R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

RE
PR
430
NA

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R Cherry	James R. Cherry	
(NAME)	(NAME)	
615 Rosebank Ave	1623 Brookvalley Circle	083 08 0 151 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Mount Juliet, TN 37122	
(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, **COLIN ELLIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. CHERRY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of SECTION ONE OF MEADOW ROSE PARK, as of record in Plat Book 2083, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 89.98 feet on the South side of Rosebank Avenue and runs back between lines, 150.5 feet on the East line and 200 feet on the West line to a dead line in the rear on which it measures 94.18 feet.

Being the same property conveyed to Christopher C. Campbell and wife, Angela G. Campbell, by Warranty Deed from Samuel Wendell Stewart and wife, Emily K. Stewart by and through Emily K. Stewart as Attorney in Fact for Samuel Wendell Stewart, of record in Book 9446, Page 508, in the Register's Office of County, Tennessee, dated August 17, 1994 and recorded on August 25, 1994.

Being the same property conveyed to Colin Ellis from Christopher C. Campbell and wife, Angela G. Campbell, by Warranty Deed, of record in Instrument No. 20250730-0060091. in the Register's Office of Davidson County, Tennessee, dated 7/23/2025 and recorded on 7/30/2025.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 615 Rosebank Ave, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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

Witness my hand this 15 day of _____, 2025

COLIN ELLIS

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 Colin Ellis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of _____, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public