Name and Address of New Owner:
William G. Byrd, Jr.
114 Lake Vista Drive
Hendersonville, TN 37075

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1338594 DEEDWARR
10/27/2025 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20251027-0085065

Map & Parcel No: 015-14-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth D. Cherry, a married man, and Donald P. Cherry and Rhonda Cherry A/K/A Rhonda Benton, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **William G. Byrd, Jr., a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 in Section II, Plan of Williams Hills Subdivision, of record in Book 4460, Page 62, Register s Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Horace D. Cherry and wife, Barbara M. Cherry, by Warranty Deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 4697, Page 204, Register's Office for Davidson County, Tennessee, dated October 3, 1972 and recorded on April 10, 1973. Said Horace D. Cherry died on or about May 15, 2024, leaving Barbara M. Cherry as surviving tenant by the entirety. Said Barbara M. Cherry having died intestate on or about May 26, 2024, survived by Donald P. Cherry and Kenneth D. Cherry. Affidavit of Heirships of record in Instrument No. 202510270085063 and Instrument No. 202510270085064, said Register's Office.

The said Rhonda Cherry A/K/A Rhonda Benton joins in this conveyance for the purpose of conveying any marital interest she may have by her marriage to Donald P. Cherry. This property is not a marital residence for the said Kenneth D. Cherry and as such his interest is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 7608 Gerald Drive, Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 24th day of October, 2025.

(SEAL)
Kenneth D. Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth D. Cherry, 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 foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Witness my hand and seal this 24th day of October, 2025.

Notary Public
My commission expires: 11/28/27

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 24th day of October, 2025.

(SEAL)
Donald P. Cherry

(SEAL)
Rhonda Cherry A/K/A Rhonda Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald P. Cherry and Rhonda Cherry, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of October, 2025.

Notary Public
My commission expires: 5.4.26

File No. GNT-25-4249



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-24-25 .

Affiant Signature 10-24-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

