10-A

Karen Johnson
Batch # 1340716
10/31/2025 10 28 31 AM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20251031-0086782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF October, 2025

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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
Randell Cherry Construction	Same as Owner	
(NAME) 2206 Weona Drive	(NAME)	102 04 0 018 00
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(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, **NGOC ANH TRAN AND HUSBAND, THAI QUOC PHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RANDELL CHERRY CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 1120 on the Plan of CHARLOTTE PARK SUBDIVISION, SECTION 14 as of record in Plat Book 3300, Pages 29 and 30, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 1120 fronts 84.0 feet on the Southeasterly side of Ranchero Drive, and extends back 184.0 feet on the Northeasterly line and 190.0 feet on the Southwesterly line, to a line in the rear on which it measures 84.2 feet.

Being the same property conveyed to Ngoc Anh Tran and husband, Thai Quoc Pham, by Quit Claim Deed from Ngoc Anh Tran, married, Huong T. Tran, unmarried, Chun Lee, married and Lan Nguyen, married, of record in Instrument No. 20130813-0084980, in the Register's Office of Davidson County, Tennessee, dated July 24, 2013 and recorded on August 13, 2013.

Being the same property conveyed to Ngoc Anh Tran Married Huong T. Tran, unmarried, Chin Lee, married, Lan Nguyen, married, by Warranty Deed from Richard L. Smith, a single person, of record in Instrument No. 20050110-0003807, in the Register's Office of Davidson County, Tennessee, January 07, 2005 and recorded on January 10, 2005.

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 6413 Ranchero Dr, Nashville, TN 37209
(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 28 day of October, 2025

Ngoc Anh Tran

Thai Quoc Pham

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, **Ngoc Anh Tran and Thai Quoc Pham** 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 28 day of October, 2025

Commission expires

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

Notary Public