Karen Johnson
Batch # 1347887
11/19/2025 09 39 43 AM
Fees $13 00 Taxes $2,497 50
Davidson County
DEEDWARR
2 pgs
20251119-0092158

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No. LTL-34892-25

WARRANTY DEED

Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

VT251000114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of NOVEMBER 2025

NOTARY PUBLIC

My commission expires

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-16-2029

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Lucas Devenney and Dacey Cash 3010 Batavia Street Nashville, TN 37209	Same address as new owner	092-06-0-721-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($675,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RANDELL CHERRY, JR., A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUCAS DEVENNEY AND DACEY CASH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Plan of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being part of the same property conveyed to James Randell Cherry, Jr , a married man, from James Randell Cherry, Jr , a married man, by Quitclaim Deed dated July 8, 2022, and recorded July 26, 2022, in Instrument Number 20220726-0085256, said Register's Office

Being part of the same property conveyed to James Randell Cherry, Jr , a married man, from Mitchell Moore, by Warranty Deed dated April 8, 2022, and recorded April 14, 2022, in Instrument Number 20220414-0043707, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body

This is improved property, known as: 3010 Batavia Street, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein

WITNESS MY/OUR HANDS, this 17th day of November, 2025

GRANTOR(S)

James Randell Cherry, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, James Randell Cherry, Jr , a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 17th day of November 2025

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires. _____