Karen Johnson Davidson County
Batch# 1355678 DEEDWARR
12/09/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251209-0097696

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

DM-DS-25-1114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2025.

Chad Serrate
Notary Public

MY COMMISSION EXPIRES: 11/17/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriela Cherry and Galen Aleksandr Cherry	**New Owner**	
(NAME)	(NAME)	**142-09-0D-043.00**
1114 General George Patton Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2502		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF ELLA MAE MASSEY DURARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIELA CHERRY AND GALEN ALEKSANDR CHERRY, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 1114, on the plan of River Plantation Section Six, Phase One, a Condominium, a Horizontal Property Regime, of record in Book 5200, Pages 359 and 360, Register's Office for said county, which plan and record thereof are incorporated and made a part hereof by reference, and described in a Master Deed recoded in Book 5794, Page 526, and appended thereto, said Register's Office

Being the same property conveyed to Jesse B. DuRard and wife, Ella M. DuRard by Warranty Deed from Haury & Smith Contractors, Inc., dated September 20, 1982 and recorded September 22, 1982 in Book 5940, Page 271, Register's Office of Davidson County, Tennessee.

Jesse R. Durard died on or about October 24, 2024 leaving Ella M. Durard as surviving tenant by the entirety.

Ella Mae Durard has since died on or about February 24, 2025.

This conveyance is subject to:
• Taxes for the year 2025, a lien due and payable but not delinquent.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 359 and 360, amended by Surveyors Certificate of Correction in Book 5807, Page 669, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172 and Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324, and corrected in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee.
• Amendment to By-Laws of record in Instrument Number 20060512-0056329, Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, in the Register's Office for Davidson County, Tennessee.
• Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee.
• Lien of Assessments in favor of Homeowners Association as set forth in Master Deed of record in Book 5794, Page 526 and amended in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to HOA of record in Instrument Number 20090825-0079855, in the Register's Office for Davidson County, Tennessee.
• Subject to an easement in favor of USA/TVA of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, said Register's Office.

• Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
• Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
• Easement for Sewers and drainage purposes of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20230112-0002727 and amended in Instrument No. 20230714-0053914, in the Register's Office for Davidson County, Tennessee.
• River Plantation Section Six Homeowners Association Board Resolution of record in Instrument Number 20231009-0079354, in the Register's Office for Davidson County, Tennessee.
• Easement Deed by Court order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 , in the Register's Office for Davidson County, Tennessee.
• Conveyance to BellSouth of record in Book 4755, Page 72 , in the Register's Office for Davidson County, Tennessee.
• Ingress/Egress to Graveyard of record in Book 174, Page 70, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 743, in the Register's Office for Davidson County, Tennessee.
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1114 General George Patton Rd., Nashville, Tennessee 37221-2502**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5TH DAY OF DECEMBER, 2025.

The Estate of Ella Mae Massey Durard

BY: _____
Dena Michelle DuRard Mays
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENA MICHELLE DURARD MAYS, EXECUTRIX of the THE ESTATE OF ELLA MAE MASSEY DURARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kirsten Virden, 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 12/05/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/05/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

