WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392306 DEEDWARR
03/12/2026 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260312-0019736

File No. AR-26-1662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
In Clover, LLC, a Tennessee Limited Liability Company	Same as New Owner	
(NAME)	(NAME)	092-06-0-604.00
3848 Hutson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **James Randell Cherry Jr, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **In Clover, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
A certain parcel of real estate situated in Davidson County, Tennessee, being Lot No. 37 on the Plan of Buchi Subdivision of Lot No. 20, McNairy's Subdivision, as of record in Book 421, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the easterly side of 26th Avenue North formerly Buchi Avenue, and runs back between parallel lines, 153 1/3 feet to an alley.

Being the same property conveyed to James Randell Cherry, Jr. and Zachary L. Taylor by Warranty Deed from Jane Beatrice Hannah, Teresa C. Hannah, Derrick E. Hannah, Ethel Jean Hannah, Trejerne Stanford Hannah, Beverly Karyn Hannah-Jones, and Kathleen Elaine Bailey of record in Instrument No. 20230214-0010766 Register's Office for Davidson County, Tennessee, dated August 02,2022 and recorded on February 14, 2023.

Being the same property conveyed to Randell James Cherry, Jr. by Quitclaim Deed from Zachary L. Taylor of record in Instrument No. 20231004-0078246, Register's Office for Davidson County, Tennessee, dated October 02, 2023 and recorded on October 04, 2023.

James Randell Cherry, Jr and Randell James Cherry, Jr are one in the same person.

The above-described property is not the homestead of the Grantor.

This is property more commonly known as 708 26th Avenue North, Nashville, TN 37208.

AR 26-16 Warranty Deed

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of March, 2026.

James Randell Cherry, Jr

STATE OF Florida
COUNTY OF Okaloosa

On this 11th day of March, 2026, before me personally appeared James Randell Cherry, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2026.

SOFIA E LEI-SAM
Notary Public - State of Florida
Commission # HH 263498
My Comm. Expires May 11, 2026
Bonded through National Notary Assn.

Notary Signature
My commission expires: May 11th, 2026

Certificate of Authenticity

I, Christian Reynolds, 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 **March 11, 2026**.

Date

Affiant Signature

March 12, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 8/21/2027

Date

Notary's Seal (if on paper)

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY