Karen Johnson Davidson County
Batch # 1394033 DEEDWARR
03/17/2026 03:11 PM 4 pgs
Fees: $23.00 Taxes: $1,084.10
20260317-0021363

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM 26-303

# WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-5032

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Aaron Cheatham and Blair Marie Warner | Canopy Mortgage | Map/Parcel 050-14-0-138.00 |
| (NAME) | (NAME) | |
| 3213 Leswood Lane | 360 Technology Ct. #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | Lindon, UT 84042 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Three Thousand And No/100 Dollars ($293,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE ARMSTRONG AND LENTORA PARKER, SUCCESSOR TRUSTEES OF THE MARGARET B. BERRY REVOCABLE LIVING TRUST DATED APRIL 17, 2025, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON CHEATHAM, A SINGLE MAN AND BLAIR MARIE WARNER, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Parkwood Estates, Section II of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Berry and Wife, Margaret B. Berry by Warranty Deed from Lee A. Patterson and Wife, Georgia L. Patterson of record in Book 8190, Page 387, in the Register's Office for Davidson County, Tennessee, dated September 04, 1990 and recorded on September 06, 1990.

Charles Berry died on or about November 26th, 2002.

Being the same property conveyed to Margaret B. Berry, Trustee of the Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto by Tennessee Quitclaim Deed from Margaret B. Berry, a Single Woman of record in Instrument No. 20250423-0031312, in the Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on April 23, 2025.

The said Margaret B. Berry having since died on or around April 22, 2025.

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 3213 Leswood Lane, Nashville, TN 37207
(House No.) (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 successors 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 our hands this 12th day of March, 2024.

The Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto

BY: Lentora Parker, Successor Trustee
Lentora Parker, Successor Trustee

State of Tennessee

County of Williamson

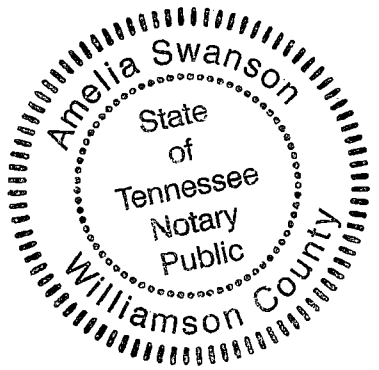
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lentora Parker, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Successor Trustee of The Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto, the within named bargainor as Trust, and Lentora Parker, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Successor Trustees of said Trust.

Witness my hand and official seal at office, on this the 12th day of March, 2024.

Notary Public

My Commission Expires: 3-23-27

(SEAL)



Witness our hands this 11 day of MARCH, 2026.

The Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto

BY: Lloyd Armstrong, Successor Trustee
George Armstrong, Successor Trustee

State of ILLINOIS

County of WINNEBAGO

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared George Armstrong, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Successor Trustee of The Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto, the within named bargainor as Trust, and George Armstrong, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Successor Trustees of said Trust.

Witness my hand and official seal at office, on this the 11 day of MARCH, 2026.

Notary Public

Official Seal
TIMOTHY ALAN FRENCH
Notary Public, State of Illinois
Commission No. 1014691
My Commission Expires August 1, 2029

My Commission Expires: 8/1/2029

(SEAL)