THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1400520 DEEDWARR
04/02/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20260402-0026516

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Randell Cherry Construction, LLC 6411 Ranchero Drive Nashville, TN 37209	Owner	102-04-0-019.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Benjamin D. Goodwin and Leslie N. Goodwin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Randell Cherry Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot 1121, CHARLOTTE PARK, SECTION 14**, as shown on plat of record in Plat Book 3300, Page 29 and 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin D. Goodwin, unmarried by Warranty Deed from Catherine D. Gaines n/k/a Catherine Gaines-Zolensky and Peter N. Zolensky, wife and husband and Rebecca L. Brown and Robert Rasmussen, wife and husband, filed on July 22, 2015, at Instrument No. 20150722-0071660, Davidson County Register of Deeds Benjamin D. Goodwin now married to Leslie Nicole Goodwin.

This property is commonly known as 6411 Ranchero Drive, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1st **day of April, 2026**:

Benjamin D. Goodwin

Leslie N. Goodwin

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin D. Goodwin** and **Leslie N. Goodwin,** the bargainors, 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 official seal, this 1 day of **April, 2026:**

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$532,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1 DAY OF **April, 2026**:

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 1, 26 (date of document).

Jennifer Pennell

April 1, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 1, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal