398

Karen Johnson
Batch # 1401366
04/02/2026 01:12:26 PM
Fees: $13.00 Taxes: $4,532.50

Davidson County
DEEDWARR
2 pgs

20260402-0026582

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37735-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2026.

NOTARY PUBLIC

My commission expires: 1/22/29

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Mr. & Mrs. Ross Johnson 6554 Marauder Drive Nashville, TN 37209	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	102-03-0T-002.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($1,225,000.00) 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, **RANDELL CHERRY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROSS JOHNSON AND WHITNEY JOHNSON, 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 Unit No. B on the Plan of Homes at 6552 Marauder Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6552 Marauder Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250528-0041685 and corrected via Scrivener's Affidavit, of record Instrument No. 20260327-0024367, 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 a portion of the same property conveyed to Randell Cherry Construction, LLC, a Tennessee limited liability company, from James Randell Cherry, Jr., a married man, by Quitclaim Deed dated June 30, 2025 and recorded July 3, 2025 in Instrument #20250703-0052516, said Register's Office.

Being a portion of the same property conveyed to James Randell Cherry, Jr., from Stephen Bryan Pelton, Tammy Lynn Fuqua, and Sheila A. Wayman by Warranty Deed dated December 9, 2024 and recorded December 11, 2024 in Instrument #20241211-0096163, said Register's Office.

Being a portion of the same property conveyed to Herbert B. Pelton, Jr. and wife, Doris L. Pelton, by Warranty Deed from Gaynel H. McDowell dated 01/15/1973 and recorded on

01/17/1973 at Book 4672, Page 549, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Doris Lee Young Pelton, aka Doris L. Pelton, by Final Decree of Divorce from Herbert Bryan Pelton, aka Herbert B. Pelton, Jr., dated 09/16/1975 and recorded on 05/20/1983 at Book 6060, Page 305, RODCT. Doris L. Craig, fka Doris Lee Young Pelton, having since died testate on or about 05/09/2024, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Docket No. 24P-1065), property was devised to Stephen Bryan Pelton (aka Stephan Bryan Pelton), Tammy Lynn Fuqua, and Sheila A. Wayman.

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: 6554 Marauder Drive, 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.

WITNESS MY HAND, this 31st day of March, 2026

GRANTOR(S)

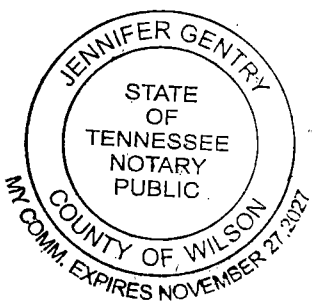
Randell Cherry Construction, LLC, a Limited Liability Company

By: _____
James Randell Cherry, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Randell Cherry, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Sole member of Randell Cherry Construction, LLC, the within named bargainor and that as such Sole member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said James Randell Cherry, Jr., as such Sole Member.

WITNESS my hand and seal, this the 31st day of March, 2026.



_____
Notary Public

Jennifer Gentry
Printed Notary Name