Prepared by:
Record and Return To:
Rosenthal Title, Inc
[illegible] Blvd., Suite 130

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Record and Return To:
Rosenthal Title, Inc
[illegible] Blvd., Suite 130

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38382-26

WARRANTY DEED

Karen Johnson
Batch # 1404661
04/13/2026 09:46:35 AM
Fees: $13.00 Taxes: $2,423.50

Davidson County
DEEDWARR
2 pgs

20260413-0029666

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026.

NOTARY PUBLIC

My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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
Benjamin Maxwell Sparaco and Claire Elizabeth Bloomston 3012 Batavia Street Nashville, TN 37209	Same address as new owner	092-06-0-161.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($655,000.00) 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, **JAMES RANDELL CHERRY, JR., MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN MAXWELL SPARACO, UNMARRIED AND CLAIRE ELIZABETH BLOOMSTON, UNMARRIED, AS TENANTS IN COMMON**, 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 Lot No. 1 of Block "B" on the Plan of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James Randell Cherry, Jr., a married man, from James Randell Cherry, Jr., a married man, by Quitclaim Deed dated July 8, 2022, and recorded July 26, 2022, in Instrument Number 20220726-0085256, said Register's Office.

Being a portion of the same property conveyed to James Randell Cherry, Jr., a married man, from Mitchell Moore by Warranty Deed dated April 8, 2022, and recorded April 14, 2022, in Instrument Number 20220414-0043707, said Register's Office.

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: 3012 Batavia Street, 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.

James Randell Cherry, Jr., hereby affirms that the herein described property is a new construction investment property and has never been the residence of himself, nor his spouse.

WITNESS MY HAND, this 10th day of April, 2026

GRANTOR(S)

James Randell Cherry, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, James Randell Cherry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of April, 2026.

Notary Public

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27 2027