Karen Johnson Davidson County
Batch# 1413625 DEEDQC
04/30/2026 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260430-0038190

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-39144-26

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of April, 2026.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell Cherry Construction, LLC 1623 Brookvalley Cir Mt Juliet, TN 37122	Same as Address of New Owner	083-08-2D-001.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **James R. Cherry,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Randell Cherry Construction, LLC, a Tennessee limited liability company,** 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:

> Lying and being in Davidson County, Tennessee, and being Unit No. 615A of Homes at 615 and 617 Rosebank Avenue, established by that Declaration of Covenants, Conditions, and Restrictions for Homes at 615 and 617 Rosebank Avenue, a horizontal property regime with private elements, of record in Instrument #20251002-0078643, with said Unit being depicted on Exhibit B to said Declaration, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to James R. Cherry from Colin Ellis by Warranty Deed dated July 25, 2025 and recorded August 4, 2025 in Instrument #20250804-0061395, said Register's Office.

WITNESS MY HAND, this 28th day of April, 2026.

Grantor

James R. Cherry

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, **James R. Cherry** , 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 28th day of April, 2026.

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

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 Apr 28, 26 (date of document).

Jennifer Pennell

April 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apr 28, 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