Karen Johnson Davidson County
Batch# 1414930 DEEDWARR
05/01/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260501-0039052

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38869-26

**WARRANTY DEED**

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/3/2029

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 |
|---|---|---|
| Mr. & Mrs. Michael Carlisle<br>6552 Marauder Drive<br>Nashville, TN 37209 | Same address as new owner | 102-03-0T-001.00 |

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 TENNSESEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL CAMERON CARLISLE AND DESIREE LYNCH CARLISLE, 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:

Lying and being in Davidson County, Tennessee, and being Unit A of Homes at 6552 Marauder Drive, as established by that Declaration of Covenants, Conditions, and Restrictions for Homes at 6552 Marauder Drive, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20250528-0041685, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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: 6552 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 17th day of April, 2026

GRANTOR(S)

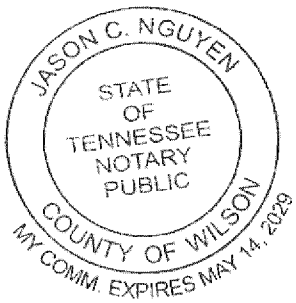
Randell Cherry Construction, LLC, a Tennessee Limited Liability Company

By: _____
Randell Cherry, 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 Randell Cherry, 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 Member of Randell Cherry Construction, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Randell Cherry, as such Member.

WITNESS my hand and seal, this the 17th day of April, 2026.




_____
Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

**Tennessee Certification of Electronic Document**

I, Trevor Keller, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, _____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

