398

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38683-26

WARRANTY DEED

Karen Johnson
Batch # 1415373
05/04/2026 01:16:38 PM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20260504-0039702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Miriam Hamid
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 1/22/30

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

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
Miriam A. Hamid and Anouvanh T. Khounlavong	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	092-05-0-328.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MIRIAM HAMID AND ANOUVANH T. KHOUNLAVONG, WIFE AND HUSBAND**, 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 the West 42 feet of the East 81 feet of Lot No. 6 on the map of A.W. Willis subdivision of part of the Barrow's Lands as shown of record in Book 161, Page 107, in the Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 6 fronts 42 feet on the Northerly side of Torbett Street and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Randell Cherry Construction LLC from Randell Cherry by Quitclaim Deed dated June 30, 2025, and recorded July 3, 2025, in Instrument Number 20250703-0052512, said Register's Office.

Being part of the same property conveyed to Randell Cherry from David A. Majors, a single man, by Quitclaim Deed dated October 8, 2021, and recorded October 14, 2021, in Instrument Number 20211014-0138109, said Register's Office.

Being the same property vested in David A. Majors by Final Decree Confirming Sale filed March 4, 2013, in the Chancery Court for Davidson County, Tennessee, Tax Civil Action No. 12-368-I, and recorded April 10, 2017, in Instrument Number 20170410-0034942, 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: 3120 Torbett 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.

WITNESS MY/OUR HANDS, this 22nd 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 22nd day of April, 2026.

_____
Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

