Karen Johnson Davidson County
Batch# 1480505 DEEDWARR
10/05/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $5,069.00
20261005-0091308

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-43039-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,370,000.00.

Allyson Williams
AFFIANT

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

NOTARY PUBLIC

My commission expires: 4-25-2029

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Karen Kina Berry and Richard Louis Berry, Jr.	Same address as new owner	102-04-0W-002.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($1,370,000.00) 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, **KAREN KINA BERRY AND RICHARD LOUIS BERRY, JR., 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 Unit "B" on the Plan of the Horizontal Property Regime of 6413 Ranchero Drive, as set forth in Declaration of Covenants, Conditions and Restrictions for Homes at 6413 Ranchero Drive, a Horizontal Property Regime with Private Elements of record in Instrument Number 20251229-0102762, Register's Office for said County, 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 Ngoc Anh Tran and husband, Thai Quoc Pham by Warranty Deed dated October 28, 2025, and recorded October 31, 2025, in Instrument Number 20251031-0086782, said Register's Office.

Being a portion of the same property conveyed to Ngoc Anh Tran and husband, Thai Quoc Pham from Ngoc Anh Tran, married, Huong T. Tran, unmarried, Chun Lee, Married and Lan Nguyen, married, by Quitclaim Deed dated July 24, 2013, and recorded August 13, 2013, in Instrument Number 20130813-0084980, said Register's Office.

Being a portion of the same property conveyed to Ngoc Anh Tran, married, Huong T. Tran, unmarried, Chin Lee, married, Lan Nguyen, married, from Richard L. Smith, a single person, by Warranty Deed dated

January 7, 2005, and recorded January 10, 2005, in Instrument Number 20050110-0003807, 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: 6413 Ranchero Drive, #B, 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 30th day of September, 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 30th day of September, 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 9/30/26 (date of document).

Jennifer Pennell

10/1/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/1, 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