THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019090743

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joni Nickrent 716 S. Summerfield Dr Madison, TN 37115	Joni Lynn Nickrent C/O Highlands Residential 12201 Central Expressway Dallas TX 75243	042-07-0-030.00

WARRANTY DEED

THIS INDENTURE, made this 2nd day of October, 2019 between **DOROTHY G. RANDALL**, unmarried, a resident of Anderson County, Tennessee ("Grantor") and **JONI NICKRENT**, a married woman, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Three Bonnie Brae, a plan of which is of record in Book 2854 Page 61 in the Register's Office for said County.

Said Lot No. 74 fronts 135 feet on the East side of South Summerfield Drive, and runs back 311.7 feet on the South line and 309.6 feet on the North line, to a dead line in the rear on which it measures 135 feet.

BEING the same property conveyed to Edward E. Randall and wife, Dorothy G. Randall by Warranty deed from Charles B. Buchanan and wife, Bessie M. Buchanan of record in Book 2958, page 639, Register's Office for Davidson County, Tennessee, dated August 31, 1959 and recorded on September 08, 1959. Edward E. Randall died on or about July 29, 2000, leaving Dorothy G. Randall the surviving tenant by the entirety.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 295940 DEEDWARR
10/04/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20191004-0101501

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Dorothy G. Randall
DOROTHY G. RANDALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd of October, 2019, before me personally appeared Dorothy G. Randall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Mary Birthright
Notary Public

Printed Name: Mary Birthright

Commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$368,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 2nd day of October, 2019.

Rachel Marie Collins
Notary Public
My commission expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

