Karen Johnson Davidson County
Batch# 392117 DEEDWARR
04/27/2020 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20200427-0043739

Commitment Number: FS20037860

After Recording, Send To:
First Source Title
12000 Snow Rd. #8
Parma, OH. 44130
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Dillon Heath and **Kristi Heath**, 303 Rolling Mill Road, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
054 14 0 011.00

GENERAL WARRANTY DEED

Burdette Randolph, Jr. married to **Kellye R. Randolph**, hereinafter grantor, of **Davidson County, Tennessee**, for $420,000.00 (Four Hundred Twenty Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Dillon Heath** and **Kristi Heath**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **303 Rolling Mill Road, Old Hickory, TN 37138**, the following real property:

Situated in the City of Old Hickory, County of Davidson State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 68 on the Plan. of Brandywine Farms, Section II, as of record in Book 3700, page 28, Register's Office for said County. Said Lot No. 68 fronts 135.0 feet on the northeasterly side of Rolling Mill Road and extends back 199.2 feet on the northwesterly line and 345.7 feet on the southeasterly line, to-an irregular line in the rear on which it measures 224.3 feet. This conveyance is made subject to restrictions of record in Book 3816, page 544; Book 3822, page 851; and Book 3036, page 84; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3700, page 28, said Register's Office.
Being more commonly known as 303 Rolling Mill Road, Old Hickory, Tennessee 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180817-0081679 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 054 14 0 011.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 17, 2020:

Burdette Randolph, Jr.

Kellye R. Randolph

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on April 17, 2020 by **Burdette Randolph, Jr.** and **Kellye R. Randolph** who are personally known to me or have produced TNDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Maximum principal indebtedness for Tennessee recording tax purposes is ∠.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 420,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of April, 2020.

Affiant

Burdett Randolph III
Print Name

(Seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Notary Public

My commission expires:

4/18/22

Christine Bolanis Garner
Print Name

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Wilson

The actual consideration or true value, whichever is greater for this transfer is **$420,000.00** (Four Hundred TwentyThousand dollars & zero cents).

Affiant

Subscribed and sworn before me, this 17 day of April, 2020

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Notary Public

My Commission Expires: 4/18/22

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me. Heidi Meehan, a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Meehan
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024