Karen Johnson Davidson County
Batch# 412462 DEEDWARR
06/09/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20200609-0059214

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: February 10, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerod M Martin Gregory M. Randolph	NEW OWNER	092-13-0-343.00
(NAME)	(NAME)	
3503 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tudor Building Group,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerod M Martin, an unmarried man and Gregory M. Randolph, an unmarried man tenants in common with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being the westerly part of Lot No. 112 on the Map of Hortense Place, of record in Plat Book 161, Page 167, Register's Office for said County decribed as follows: Beginning on the southerly margin of Elkins, formerly 2nd Avenue at the northwest corner of Lot No. 112, at the easterly margin of a 20 foot alley; thence with the southerly margin of Elkins Avenue eastwardly 50 feet; thence southerly 138 feet more or less, to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 40 feet to the easterly margin of another alley; thence with the easterly margin of said alley northwardly 136 feet to the point of begining.**

Being part of the same property conveyed to Tudor Building Group by deed of record in Instrument No. 20190503-0041786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3503 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 29th day of May, 2020.

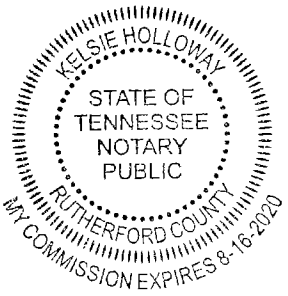
Tudor Building Group
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, GP, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2020.

Notary Public Kelsie Holloway
My Commission Expires: 8/16/2020



File No.: 22055

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

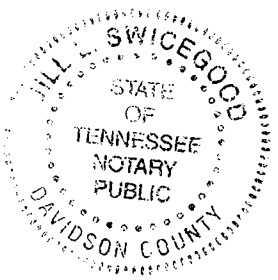
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900