Karen Johnson Davidson County
Batch# 483959 DEEDWARR
09/28/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200928-0110951

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020.
(AFFIX SEAL)

MST 2020-1535

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Christie	New Owner	052-02-0-051.00
(NAME)	(NAME)	
417 Lanier Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory J. Rodulfo and Traci L. Rodulfo, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Christie, a single man,** 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 Northerly 22 feet 6 inches of Lot No. 2 and the Southerly 37 feet 6 inches of Lot No. 3 in Block "D" on the Revised Map of Rainbow Terrace Subdivision as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 60 feet on the Southerly side of Lanier Drive and run back between parallel lines 150 feet to a dead line, measuring 60 feet thereon.

Being a portion of the same property conveyed to JRG Properties, LLC by Warranty deed from Justin McCrory of record in Instrument No. 20150916-0093955 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Gregory J. Rodulfo and Traci L. Rodulfo, joint tenants with right of survivorship by Warranty deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181003-0098052 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1380, Page 88, in the Register's Office for Davidson County, Tennessee.

This property, known as 417 Lanier Drive, Madison, TN 37115
(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 hand(s) this 22nd DAY OF SEPTEMBER, 2020.

Gregory J. Rodulfo

Traci L. Rodulfo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gregory J. Rodulfo and Traci L. Rodulfo, joint tenants with right of survivorship, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of September, 2020.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

