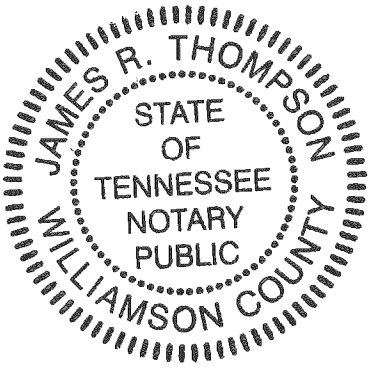
Karen Johnson Davidson County
Batch# 507422 DEEDWARR
11/02/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20201102-0127884

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley Marie Verville Andrews and Frank Warmath Andrews	Churchill Mortgage Corp.	Parcel ID: 052 07 0 078.00
(NAME) 1006 Jasperson Drive	(NAME) 1749 Mallory Lane, Ste 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Adetola Agbaje, n/k/a Adetola Folaranmi, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank W. Andrews and Ashley Marie Verville-Andrews, Husband and Wife**, 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:

Being Lot No. 76 on the Map of Madison Heights, Section II, Part IV, as of record in Book 2133, Page 106, Register's Office for said County.

Said Lot No. 76 fronts 123.61 feet on the North side of Jasperson Drive and runs back between lines, 308.17 feet on the West line, and 286.45 feet on the East line to a dead line in the rear on which it measures 148.18 feet.

Being the same property conveyed to Adetola Agbaje, n/k/a Adetola Folaranmi, married, by Quitclaim Deed from Abimbola Folaranmi, married,(no longer his marital residence) of record in Instrument No. 20200814-0091402, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020 and recorded on August 14, 2020.

Being the same property conveyed to Adetola Agbaje, married, by Warranty Deed from Joyce H. Skelton, trustee, of record in Instrument No. 20121026-0098520, in the Register's Office of Davidson County, Tennessee, dated October 9, 2012 and recorded on October 26, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1006 Jasperson Drive, Madison, TN 37115

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 our hands this 29th day of OCTOBER, 2020

Adetola Folaranmi

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public for the County of COLLIN and State of TEXAS, do hereby certify that Adetola Folaranmi, a married woman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of October, 2020.

Notary Public

LOUISE SIZE
Notary ID #132581268
My Commission Expires
July 22, 2024

My Commission Expires: 07/22/2024

(SEAL)

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY