Karen Johnson Davidson County
Batch# 547673 DEEDWARR
01/05/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210105-0002047

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
1-3-23
(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-NSH20-00815

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexander Bohlin 7157 Somerset Farms Drive Nashville, TN 37221	Alexander Bohlin	141-07-0-B-148.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John F. Randles, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexander Bohlin, an unmarried man**, hereinafter called the Grantees, their successors 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 Lot No. 147, on the plan of Somerset Farms, Section 4, Phase 3, as shown by plat of record in Book 9700, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John F. Randles by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated June 26, 2002, recorded July 1, 2002, of record in Instrument No. 20020701-0078986, in the Register's Office for Davidson County, Tennessee.

The subject property is not the primary residence of the Grantor, nor their spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7157 Somerset Farms Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4 day of January, 2021

John F. Randles

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John F. Randles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 4 day of January 2021.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)