This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3804**

Karen Johnson Davidson County
Batch# 592307 DEEDWARR
03/15/2021 03:17:34 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210315-0034183

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Teresa Randall, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Marc Edward Ardisson and Karen Michelle Ardisson, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Arlington Green, Phase I, of record in Book 6900, page 399, as amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 92.98 feet on the easterly margin of Arlington Place and extends back 110.68 feet on the northerly line and 148.06 feet of the southerly line to a dead line in the rear, measuring 81.52 feet thereon.

Being the same property conveyed to Mary Teresa Randall (formerly Rollins) by Quitclaim Deed pursuant to the terms and conditions of a decree of absolute divorce rendered by the Fourth Circuit Court of Davidson County, Tennessee, bearing Docket No. 020-146 and styled Michael Wagner Rollins v. Mary Teresa Randall from Michael Wagner Rollins, dated 10/13/2006 and filed for record in Instrument Number 20061018-0129275, Register's Office for Davidson County, Tennessee.

This is improved property also known as 408 Arlington Place, Nashville, TN 37221.

Map and Parcel: 142160B03100CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

David Templeton joins in this conveyance in order to convey any and all marital rights he may have in and to said property.

WITNESS Grantor's hand this the 12th day of March, 2021.

Mary Teresa Randall by David Templeton, attorney in fact

Mary Teresa Randall by David Templeton, Attorney in Fact

David Templeton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **David Templeton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Teresa Randall** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

WITNESS my hand and official seal this 12th day of March, 2021.

(SEAL) W. WILLIAM DAVIS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Templeton**, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of March, 2021.

(SEAL) W. WILLIAM DAVIS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF _____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$555,000.00** 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 12 day of March, 2021.

(SEAL) CHRISTY W. IVEY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 11-08-2022

Affiant

NOTARY PUBLIC
My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Marc Edward Ardisson and Michelle Michelle Ardisson	Angel Oak Home Loans 980 Hammond Drive
408 Arlington Place	Suite 200
Nashville, TN 37221	Atlanta, GA 30328