WARRANTY DEED

Karen Johnson Davidson County
Batch# 661151 DEEDWARR
06/21/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210621-0083412

STATE OF TENNESSEE
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-21-2023
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MCDANIEL
MY COMMISSION EXPIRES
JUNE 21, 2023
NOTARY ID: 835639-9

THIS INSTRUMENT WAS PREPARED BY:
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210443-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caleb Randolph and Emily Randolph, husband and wife	Bank of Tennessee PO Box 4980 Johnson City, TN 37602	173-06-0B-063.00-CO
(NAME) 2339 Somerset Valley Dr		
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, WE,
NARQUITA A. KIZZIE, SINGLE WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CALEB RANDOLPH AND EMILY RANDOLPH, 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, 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 Narquita A. Kizzie, single woman by Warranty Deed in an instrument dated 05/01/2015 and recorded 05/05/2015 in Instrument Number 20150505-0041062, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2339 Somerset Valley Dr, Antioch, TN 37013
(House No.) (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 our hands this 16 day of Jun 2021

Narquita A. Kizzie

STATE OF Texas
COUNTY OF Harris

On this 16th day of June, 2021, before me personally appeared Narquita A. Kizzie, single woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Harris County, Texas this 16th day of June, 2021.

Commission Expires: 6-21-2023

Notary Public

PATRICIA MCDANIEL
MY COMMISSION EXPIRES
JUNE 21, 2023
NOTARY ID: 835539-9

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY