Karen Johnson Davidson County
Batch# 697419 DEEDWARR
08/13/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210813-0109738

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

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

06-NSH21-02542

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charlene Keeling 300 Randy Rd Madison, TN 37115	New Owner @ Address	052 02 0 239.00

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, **Andres Encalada and Olga Encalada, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charlene Keeling, an umarried woman**, 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. 37 on the Plan of Rainbow Terrace Section III of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the westerly margin of randy Road at the corner Lots Nos. 36 and 37; thence with the line between said two lots, westerly 410.3 feet; thence northerly 119.1 feet to the southerly margin of Yowell Avenue; thence with the same easterly 385.8 feet to the beginning of a curve; thence around said curve having a radius of 24.3 feet, southeasterly 38.81 feet to the westerly margin of Randy Road; thence with the same southerly 105 feet to the beginning.

Being the same property conveyed to Andres Encalada and Olga Encalada, husband and wife, a 50% interest, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of William A. Adams, by order of the Probate Court of Davidson County, Tennessee, being Docket No. 18P-1948, of record in Instrument No. 20201116-0135075, in the Register's Office for Davidson County, Tennessee, dated November 12, 2020 and record on November 16, 2020.

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: 300 Randy Rd, 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, 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 12th day of August, 2021

Andres Encalada

Andres Encalada

Olga Encalada

Olga Encalada

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of August, 2021, before me personally appeared Andres Encalada and Olga Encalada, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 6/26/2022

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnston *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/21 *(date of document)*.

Custodian's Signature 8/13/2021
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____