Karen Johnson Davidson County
Batch# 712355 DEEDWARR
09/09/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210909-0120927

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September 2021.

Jennifer Russell
Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 405 Randy Rd Trust		**052-02-0-267.00**
PO BOX 695	**NEW OWNER**	
Madison, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thelma E. Poole, Trustee of The David E. Poole, Sr. and Thelma E. Poole Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRANDON ADAMS, TRUSTEE OF The 405 Randy Rd Trust

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. 86 on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee. Said Lot No. 86 fronts 120.1 feet on the easterly margin of Randy Road and extends back between lines 394.7 feet on the northerly side and 613.1 feet on the southerly line to a dead line in the rear measuring 100 feet theron.

Being the same property conveyed to The David E. Poole, Sr. and Thelma E. Poole Revocable Living Trust, dated Oct 19, 2011, David E. Poole, Sr., or Thelma E. Poole, by Quitclaim Deed from David E. Poole (Sr.) and Thlema E. Poole, dated October 19, 2011, of record in Instrument No. 20111019-0081466, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (____) property known as 405 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 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 in 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.

Thelma E Poole, Trustee Date: 9/2/21

Thelma E. Poole, Trustee of The David E. Poole, Sr. and Thelma E. Poole Revocable Living Trust

S TATE OF FL
COUNTY OF Marion

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **THELMA E POOLE** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the The David E Pool Sr and Thelma E Poole Revocable Living Trust and that she is authorized by The David E Pool Sr and Thelma E Poole Revocable Living Trust to execute this instrument on its behalf.

Witness my hand this 2 day of Sept, **2021.**

Notary Public

My commission expires: _____

WANDA RUSHING
Notary Public-State of Florida
Commission # GG 333286
My Commission Expires
August 26, 2023

Certificate of Authenticity

I, Thelma E. Poole Trustee. 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

Sept. 2, 2021.

Date

Thelma E. Poole, Trustee

Affiant Signature

9/2/21.

Date

State of FL

County of Marion

Sworn to and subscribed before me this 2 day of Sept, 2021.

Notary's Signature

My Commission Expires: 8/26/23

Date

Notary's Seal (if on paper)

WANDA RUSHING
Notary Public-State of Florida
Commission # GG 333286
My Commission Expires
August 26, 2023