WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-CR-21-4600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 738860 **DEEDWARR**
10/18/2021 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20211018-0139818

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liberty Pike Partners, General Partnership	**Same as New Owner**	
(NAME)	(NAME)	**103-04-0-316.00**
7101 Sharondale Ct Suit 600		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWIN S. RANDALL, III AND WIFE, TONI P. RANDALL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIBERTY PIKE PARTNERS, GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Resubdivision of Lot 103, West End Annex of record in Plat Book 310, Page 69, 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 Edwin S. Randall, III and wife, Toni P. Randall by Warranty deed from Eric Hustedt, unmarried of record in Instrument No. 200403040024643 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on March 04, 2004.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 69 and Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4006 Utah Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF OCTOBER, 2021.

Edwin S. Randall, III

Toni P. Randall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN S. RANDALL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONI P. RANDALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212