Karen Johnson Davidson County
Batch# 740393 DEEDWARR
10/20/2021 03:06:27 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20211020-0141103

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public

My commission expires: 3/3/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-21-906

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua L. Randolph and Jessica Louise Randolph	New Owners	094 01 0 258.00
1611 Electric Avenue	807 S 17th St	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN NEAL AND ANNA NEAL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA L. RANDOLPH AND JESSICA LOUISE RANDOLPH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 73 on the Plan of Section One, Revised, Shelby Heights of record in Plat Book 2330, Page 171, 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 part of the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Quitclaim Deed from O & S Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200814-0091105, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

Being the same property conveyed to O & S Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Brian Neal and Annie Neal, Husband and Wife, of record in Instrument No. 20160217-0015189, in the Register's Office of Davidson County, Tennessee, dated February 11, 2016 and recorded on February 17, 2016.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Warranty Deed from Cornerstone Rentals, LLC, of record in Instrument No. 20150223-0015567, in the Register's Office of Davidson County, Tennessee, dated February 19, 2015 and recorded on February 23, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 906 South 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of October, 2021.

Brian Neal

Anna Neal

Anna Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of October, 2021.

J. B. M

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON