Karen Johnson Da
Batch# 747226 DEEDWARR
11/01/2021 10:22:01 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20211101-0145892

# WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

RANDOLPH-H21403

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF October, 2021

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Randolph Home Builders, LLC | Randolph Home Builders, LLC | 042.11-0-106.00 |
| 528 Ronnie Road | 7498 Bethlehem Road | |
| Madison, TN 37115 | Springfield, TN 37172 | |

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, I/we, LYNETTE DAVIDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RANDOLPH HOME BUILDERS, LLC, hereinafter called the Grantee(s), their heirs 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 Number Three on the Plan of William W. Gray Subdivision of record in Plat Book 6900, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Leonard Davidson and Olga Mai Davidson by deed from Harold D. Woosley and wife, Nancy C. Woosley of record in RB 7880, Page 435, recorded on 07-03-1989, Register's Office for Davidson County, Tennessee.

Leonard Davidson having died on 11-23-2012, leaving Olga Mai Davidson as surviving tenant. Olga Mai Davidson having died on 01-20-2021, Last Will and Testament and probate documents filed in Docket #21P373, Davidson County Probate Court. Per Last Will and Testament, property vests in Lynette Davidson as sole devisee.

( ) improved
This is ( X ) unimproved property known as 528 Ronnie Road, Madison, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of October, 2021 :

Lynette Davidson

Lynette Davidson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named LYNETTE DAVIDSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 28th day of October, 2021.

Notary Public

My Commission Expires: _____

