NEW OWNER:
BAYLEY RANDALL
3004 LAKE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
LOAN DEPOT.COM, LLC
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

Map & Parcel
086140B004.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1870

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 773104 **DEEDWARR**
12/13/2021 01:16:26 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00



20211213-0164744

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRIAN J. FORD and RIKKI D. FORD, husband and wife, formerly known as RIKKI D. WICHMAN,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER RANDALL, married man and BAYLEY RANDALL, unmarried woman, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 4 on the Plan of Revision Final Plat Lots 1-4 Fleetwood Subdivision, of record in Book 7900, Page 318, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BRIAN J. FORD and RIKKI D. WICHMAN, by Warranty Deed from Debbie Dawn Turner and husband, Michael Turner, dated May 19, 2008, and of record in Instrument No. 20080528-0054310, Register's Office for DAVIDSON County, Tennessee. Rikki D. Wichman is now known as Rikki D. Ford by subsequent marriage to Brian J. Ford.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3004 LAKE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 318, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of November, 2021.

BRIAN J. FORD

RIKKI D. FORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRIAN J. FORD and RIKKI D. FORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2021.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

My commission expires

****

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of November, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022