Karen Johnson Davidson County
Batch# 774148 DEEDWARR
12/15/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20211215-0165650

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Todd A. & Elizabeth S. Randolph 1544 Centerpoint Rd. Hendersonville, TN 37075	Wells Fargo Bank, N.A. 101 N. Phillips Ave. Sioux Falls, SD 57104	034030B-910.00CO

THIS INDENTURE, made this 1st day of November, 2021 between

The Michael D. Johnson and Barbara Ann Johnson Trust, U/A/D March 16, 1995

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Todd A. Randolph and Elizabeth S. Randolph, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 910, Churchill Crossing Subdivision, as shown on Master Deed of record in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereb made for a more complete and accurate description of said property.

Being the same property conveyed to Michael D. Johnson and Barbara Ann Johnson, Trustees, or their successors in Trust, under The Michael D. Johnson and Barbara Ann Johnson Trust, U/A/D March 16, 1995, and any amendments thereto by Warranty Deed dated 11/6/2015 from Ronald E. Visich and Linda G. Visich of record in Instrument No. 20151112-0114947, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 910 Churchill Crossing, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and paid at closing and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

The Michael D. Johnson and Barbara Ann Johnson Trust U/A/D March 16, 1995

By: _____ TRUSTEE
Michael D. Johnson, Trustee

By: _____
Barbara Ann Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael D. Johnson and Barbara Ann Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Trustees of the Michael D. Johnson and Barbara Ann Johnson Trust UAD March 16, 1995, and are authorized by the trust to execute this instrument on behalf of the trust.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of November, 2021.

_____
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $183,000.00

_____
Affiant

Sworn to and subscribed before me, this 1st day of November, 2021.

_____
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

CERTIFICATE OF AUTHENTICITY

I, Pam Ault do hereby make oath that I am a licensed attorney and/or 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 11/1/21.

Pam Ault
Affiant
Date: 12/10/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10th day of December, 2021.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024