WARRANTY DEED

Karen Johnson Davidson County
Batch# 830458 DEEDWARR
03/29/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220329-0036120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2022.

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 05-05-2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Randall III	New Owner	083040Y00100
(NAME)	(NAME)	
502A Rosebank Avenue	502A Rosebank Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Brenda Y. Lemus, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Randall III and Abigail Randall, husband and wife**, hereinafter called the GRANTEE(S), their 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 Unit A of the Cottages at 502 Rosebank Avenue a Horizontal Property Regime with Private Elements a Planned Unit Development as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 502 Rosebank Avenue and a/k/a Unit "A" of the Horizontal Property Regime of 502 Rosebank Avenue as established by Instrument No. 20160518-0049611, in the Register of Deeds Office for Davidson County, Tennessee to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Brenda Y. Lemus, an unmarried woman by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company, dated 12/07/2016 and recorded 12/12/2016, of record in Instrument 201612120129967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 1835, Page 26; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201605180049611, in the Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 502A Rosebank Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 9th day of March, 2022.

Brenda Y. Lemus

State of Tennessee
County of ~~Williamson~~ Montgomery ps

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Y. Lemus, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2022.

R. Dillon Sykes
Notary Public:
My Commission Expires: 9/11/23

R. DILLON SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202203290036120

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the 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 3/9/22.

Date

Affiant Signature

3/9/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON