# WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

G-VRES-22-3553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 836216 **DEEDWARR**
04/07/2022 03:34:04 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220407-0040714

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Garland Development, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **224 Kensington Place** | | **118-14-0-099.00** |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37067** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **MARGARET E. RANDELS, A MARRIED WOMAN AND SAMUAL RANDELS, A MARRIED MAN AS TENNANTS IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARLAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 20 on the Plan of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 20 fronts 90 feet on the Westerly margin of Crestridge Drive and extends back 165.9 feet on the Northerly line and 174.6 feet on the Southerly line to a dead line in the rear, measuring 90.4 feet thereon.

Being the same property conveyed to Dale K. Randels Jr and wife, Margaret R. Randels by Warranty deed from John B. Hill and wife, Nellie C. Hill of record in Book 9420, page 939, Register's Office for Davidson County, Tennessee, dated July 28, 1994 and recorded on July 29, 1994.

The said Dale K. Randels, Jr having died July 23, 2020, leaving Margaret R. Randels as surviving tenant by the entirety. The said Margaret R. Randels having died September 27, 2021, leaving property to Margaret E. Randels and Samual H. Randels her only heirs at law as per the Affidavits of Heirship filed October 28, 2021 of record in Instrument No. 20211028-0144652 and Instrument No. 20211028-0144653, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the primary marital residence for either of the Grantors.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3553 Crestridge Drive, Nashville, Tennessee 37204**.

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 heirs and 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 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 the 4th DAY OF APRIL, 2022.

Margaret E. Randels by Attorney in Fact
Margaret E. Randels
by Margaret Means, Attorney in Fact

Samual Randels by Attorney in Fact
Samual Randels
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARGARET E. RANDELS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET E. RANDELS.

Witness my hand and official seal, this the 4th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUAL RANDELS, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUAL RANDELS.

Witness my hand and official seal, this the 4th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212