Karen Johnson Davidson County
Batch# 840042 DEEDWARR
04/14/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20220414-0043703

WARRANTY DEED

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE Williamson
COUNTY OF ~~DAVIDSON~~ jcl

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chara Hess Rand and Terrance L. Rand	Chara Hess Rand & Terrance L. Rand.	
(NAME) 209 Daffodil Court	(NAME) 3009 Hamilton Church Rd., Unit 334	164-13-0A-022.00-CO
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Antioch, TN, 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Frederick R. Hill and Jessica D. Hill, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chara Hess Rand and Terrance L. Rand, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND 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 Lot No. 69 on the Plan of Final Plat Phase Three Treehaven Subdivision of record in Plat at Instrument No. 20040913-0110149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederick R. Hill and Jessica D. Hill, Husband and Wife by Warranty deed from Tanyaloquesh Woodlee-McGhee and James Anthony McGhee, wife and husband of record in Instrument No. 20160715-0072663 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 15, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 209 Daffodil Ct. Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4th day of April, 2022.

Frederick R. Hill

Jessica D. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frederick R. Hill and Jessica D. Hill**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of April, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4-4-22.

Affiant Signature

4-8-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-8-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23