Karen Johnson Davidson County
Batch# 842293 DEEDWARR
04/19/2022 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $2,225.65

20220419-0045271

WARRANTY DEED

COLASACCO-H22082

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,526.00.

Stephanie Woodall
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF April, 2022.

Melissa Jansen
Notary Public

(Affix Seal)

My Commission Expires: 5/5/2025

MELISSA A JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Molly Susan Jonke, Carlo Christian Colasacco and Kim Dino Colasacco	NEW OWNERS	042.11-0-106.00
528 Ronnie Road		
Madison, TN 37115		

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, I/we, RANDOLPH HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MOLLY SUSAN JONKE , A WIDOW AND CARLO CHRISTIAN COLASACCO, A SINGLE MAN AND KIM DINO COLASACCO , A WIDOW, ALL AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs 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 Number Three on the Plan of William W. Gray Subdivision of record in Plat Book 6900, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Randolph Home Builders, LLC by deed from Lynette Davidson of record in Instrument No. 20211101-0145892, recorded on 11/01/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 528 Ronnie Road, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

This conveyance is further subject to (1) Plat of record in Book 6900, Page 388, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of recor d, (5) building restrictions, and 6) other matters of public record..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-22-528

Witness my/our hand(s) this 8th day of April, 2022 :

Randolph Home Builders, LLC by **Ralph Randolph, member**

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Ralph Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **Randolph Home Builders, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Member.** by himself/herself as such.

Witness my/our hand(s) this 8 day of April, 2022.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023