WARRANTY DEED

Karen Johnson Davidson County
Batch# 844465 DEEDWARR
04/25/2022 10:04:58 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220425-0047151

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Tammy Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Teresa Glass
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Horace J Temple and Sheryn L Temple Husband and Wife	SAME	4-213
(NAME)	(NAME)	
8356 Riley Adcock		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220703

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, I/we, **Randell R. Bell and Marilyn Sue Hall** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Horace J Temple and Sheryn L Temple Husband and Wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Final Plat of the Mary Cline Subdivision, of record in Instrument 20040527-0062251, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Randell R. Bell by Warranty Deed from Mar Cline, unmarried, dated August 31, 2004 and filed of record in Instrument 20040902-0106655, Register's Office for Davidson County, Tennessee. The said Randell R. Bell conveyed his interest in subject premises to Randall R. Bell and Robert Scott Bell, as joint tenants with rights of survivorship, by Quitclaim Deed from Randell R. Bell unmarried dated January 13, 2010 and filed of record in Instrument 2010113-0003372, Register's Office for Davidson County, Tennessee. The said Robert Scott Bell is now deceased, having died on or about May, 03, 2019. The said Randell R. Bell conveyed his interest in subject premises to Randall R. Bell and Marilyn Sue Hall, as joint tenants with rights of survivorship, by Quitclaim Deed from Randell R. Bell unmarried dated May 18, 2018 and filed of record in Instrument 20180612-0056380, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 8356 Riley Adcock, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2022

Randell R. Bell

Randell R. Bell

Marilyn Sue Hall

Marilyn Sue Hall

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randell R. Bell and Marilyn Sue Hall, the within named bargainor, 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.

Witness my hand, at office, this 14th of April, 2022.

Teresa Glass

Notary Public
My Commission Expires:

