Karen Johnson Davidson County
Batch# 855533 DEEDWARR
05/13/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20220513-0055481

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1848

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of April, 2022

Notary Public

Commission Expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Camden Randolph 206 Hollywood Street Goodlettsville, TN 37072		026 05 0 058.00

WARRANTY DEED

FOR AND IN 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,

Darlyn Gay Farris, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Camden Randolph

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:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 12 and the westerly 1/2 of Lot No. 13 on the Plan of Roscoe Place Subdivision, Third Addition, Block "B", Register's Office for Davidson County, Tennessee. Said parts of Lots 12 and 13 front 50' on the northerly side of Hollywood Street and extends back 200' feet along the easterly and westerly side lines to a rear line measuring 50' thereon.

BEING the same property conveyed by Cash Deed for Tennessee from Andrew Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. to Darlyn Gay Farris, recorded February 14, 1997, as Book 10350 Page 406 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $75,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

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 so 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.

Dated this the 29th day of April, 2022.

Darlyn Gay Farris

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
JB

On this 29th day of April, 2022, before me personally appeared Darlyn Gay Farris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires: 10/13/23

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 4/29/2022, (date of document).

Affiant Signature

5/4/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NOTARY'S SEAL