Karen Johnson Davidson County
Batch# 855589 DEEDWARR
05/13/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $775.15
20220513-0055560

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $209,500.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 2941 Lakeland Dr Trust	**New Owner**	**09614006300**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Ellen M. Randolph, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 2941 Lakeland Dr Trust

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 Lot No. 410, on the Map of Cloverhill Subdivision, Section VII, of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Thurman L. Randolph, Jr. and Ellen M. Randolph, husband and wife, by Warranty Deed from Clifton W. Allen and Teresa G. Allen, husband and wife, dated September 25, 1997, of record in Book 10638, Page 569, in the Register's Office for Davidson County, Tennessee. Thurman L. Randolph, Jr having since died on April 10, 2006 leaving Ellen M. Thurman as the sole surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2941 Lakeland Dr, Nashville, TN 37214.

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 in 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.

Ellen M. Randolph
by: Shelley Morrow
attorney in fact
Ellen M. Randolph Date: 5/3/22
By: Shelley Morrow
Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shelley Morrow with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Ellen M. Randolph, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202205130055559

Witness my hand, at office, this 3 day of May, 2022.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 8-19-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/3/2022 (date of document).

Jennifer Russell
Affiant Signature

5/5/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

