THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4721-WE

Karen Johnson Davidson County
Batch# 866418 DEEDWARR
06/02/2022 01:16:05 PM 2 pgs
Fees: $13.00 Taxes: $4,477.00

20220602-0063873

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jennifer Lynne RandolphAiken	New owner	
5309 Forest Acres Drive		160-02-0-044.00
Nashville, TN 37220		
(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, I, **Caroline Victoria Duley, Trustee of the Lee V. Emerson Revocable Trust Amended and Restated as of March 18, 2016**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Lynne Randolph Aiken, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 183, on the plan of Section One, Oak Hill Estates, as shown on plat of record in Plat Book 3700, Page 118, 119 and 120 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 183 fronts 140.00 feet on the Easterly margin of Forest Acres Drive and extends back 404.38 feet on the Northerly line and 458.70 feet on the broken Southerly line to a dead line in the rear, measuring 110.67 feet thereon.

Being the same property conveyed to Lee V. Emerson Revocable Trust by Quitclaim deed from Lee V. Emerson of record as Instrument No. 20160502-0042977 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on May 02, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5309 Forest Acres Drive, Nashville, TN 37220**

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, her heirs and assigns forever; and we 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 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, her 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 our hands this the 31st day of May, 2022.

The Lee V. Emerson Revocable Trust Amended and Restated as of March 18, 2016

BY: Caroline Victoria Duley Trustee
Caroline Victoria Duley, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cariline Victoria Duley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she is the Trustee of **The Lee V. Emerson Revocable Trust Amended and Restated as of March 18, 2016, the bargainor,** and that she executed the foprgoing instrument as such Trustee on behalf of **The Lee V. Emerson Revocable Trust Amended and Restated as of March 18, 2016, having been so authorized,** for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2022.

My Commission expires: 1-7-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
Notary Public