Karen Johnson Davidson County
Batch# 885089 DEEDWARR
07/06/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.26
20220706-0077979

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$386,828.00**

Subscribed and sworn to before me this 1 day of June, 2022.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Randolph Home Builders, LLC 1498 Bethlehem Rd. Springfield TN 37172	**Same**	051-14-0A-045.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DIANE M. DYE, AS ADMINISTRATRIX OF THE ESTATE OF VIOLA ANN WOOFTER,** has this day bargained and sold, and does hereby transfer and convey unto the said **RANDOLPH HOME BUILDERS, LLC, a Tennessee Limited Liability Company** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Oakwood Estates, of record as Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to VIOLA A. WOOFTER, UNMARRIED, by deed from GEORGE DUNN D/B/A/ GEORGE DUNN CONTRACTORS, of record in Instrument No. 20031205-0175103, dated November 26, 2003, said Register's Office. VIOLA ANN WOOFTER have since died intestate on or about January 6, 2022.

Pursuant to the Amended Order Granting the Sale of Real Estate to Pay Debts of Decedent entered on June 29, 2022, of record in Docket No. 22P187, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Administratrix, DIANE M. DYE, has been authorized to execute documents and convey said property on behalf of said Estate.

Property address: 2220 Golden Oak Place, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of June, 2022.

Diane M. Dye Administratrix Viola Ann Woofter Estate

DIANE M. DYE as ADMINISTRATRIX OF THE ESTATE OF VIOLA ANN WOOFTER

STATE OF TEXAS
COUNTY OF EL PASO

Personally appeared before me, Rose Ortega, a Notary Public in and for said County and State, **DIANE M. DYE AS ADMINISTRATRIX OF THE ESTATE OF VIOLA ANN WOOFTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administratrix of The Estate of Viola Ann Woofter, as appointed by court Order of record in Docket No. 22P187 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Administratrix on behalf of said Estate.

Witness my hand and official seal at EL PASO, Texas, this the 29 day of June, 2022.

NOTARY PUBLIC

ROSE R ORTEGA
NOTARY PUBLIC
ID# 7843569
In and for the State of Texas
My commission expires
04-20-2023

My Commission Expires: 04/20/2023

202207060077979

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 7/01/2022 (date of document).

Affiant Signature

7/06/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of July, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
M.Y. COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10-21-24