Karen Johnson Davidson County
Batch# 890969 DEEDWARR
07/19/2022 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20220719-0082830

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $250,000.00. **Affiant** Subscribed and sworn to before me, this 18th day of July, 2022. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAY 9 2025

Address New Owner As Follows:
Rayne Interiors & Properties, LLC
1014 Lochland Drive
Gallatin, TN 37066

Send Tax Bills To:
New Owner

Map-Parcel Number:
053-16-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET LEE GOSS, Executrix of the Estate of Billie Lee Randall,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RAYNE INTERIORS & PROPERTIES, LLC, a South Carolina limited**

liabliity company, hereinafter called the Grantee, its successors nd assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 5 on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision near Old Hickory, Tennessee, and being designated as Tract B on the Map of a plat thereof and being more particularly described as follows:

Beginning at a point in the southerly margin of Pitts Avenue (formerly Hopewell Road) at the common corner of Parcels "A" (Wingard, Instrument No. 20060918-0115169, Register's Office for Davidson County, Tennessee) and "B" on said Plan, said point being 130.1 feet east of the intersection of Pitts Avenue and Rifle Range Road; thence with the dividing line between said Parcels, South 3° 32' East 152.2 feet to a point in the northerly line of Parcel "C" (Scott, Instrument No. 20210421-0053213, RODCTN) on said plan; thence with the line between Parcels "B" and "C", South 84° 03' East 91.1 feet to a point; thence North 9° 33' West 133 feet to a point in the southerly margin of Pitts Avenue; thence with the margin of the same, North 66° 22' West 90 feet to the point of beginning.

Being the same property conveyed to Edwin S. Randall, a single man, by deed from Floyd C. Dorris and Barbara F. Dorris, his wife, of record in Book 5458, page 325, dated December 28, 1978, Register's Office for Davidson County, Tennessee.

Edwin S. Randall further conveyed said property to Edwin S. Randall, Jr. and wife, Billie Lee Randall, by Quitclaim Deed of record in Book 5939, page 912, dated September 21, 1982, said Register's Office.

Edwin S. Randall, Jr. died on or about October 22, 1986, leaving Billie Lee Randall as the surviving tenant by the entirety.

Billie Lee Randall died testate on or about August 19, 2021. Pursuant to the terms of her will of record in Docket No. 21P2155, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This conveyance is made subject to:

1. 2022 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: 302 Pitts Avenue, Nashville, TN 37138

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of July, 2022.

Janet Lee Goss, Executrix

Janet Lee Goss, Executrix of the Estate of Billie Lee Randall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Lee Goss, Executrix of the Estate of Billie Lee Randall**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2022.

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

My Commission Expires: _____

True Copy Certification

I, Wesley D. 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 authenticated according to law on July 18, 2022.

Affiant Signature

Date: July 18, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of July, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

