WARRANTY DEED

Karen Johnson Davidson County
Batch# 912457 DEEDWARR
09/02/2022 02:43:47 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20220902-0099443

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

SR

Affiant

Subscribed and sworn to me on August 31, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

AMY N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

KORTALEKELLEY LAW FIRM

R&R
10'

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Esq.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36030

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Emily J. Fleming and Thomas R. Fleming 2937 Lakeland Drive Nashville, TN 37214	NEW OWNER	096-14-061

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffery Lynn Randolph, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Emily J. Fleming and Thomas R. Fleming, wife and husband**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 408 fronts 65 feet on the Southerly margin of Bealwood Dr and extends back 158.4 feet on the Easterly line and 158.3 feet on the Westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Jeff L. Randolph, married, by Warranty Deed dated November 30th, 2001 and recorded December 4, 2001 from James L. Deatrick, Jr., unmarried as Instrument No. 20011204-0133287, Register's Office for Davidson County and being further conveyed to Jeffery Lynn Randolph by Quitclaim Deed from Michelle Lea Randolph, dated February 27, 2006 and recorded February 27, 2006 as Instrument No. 20060227-0022318, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments which are not shown as existing liens by the public records
2. The Plan of record in Plat Book 2133, Page 92, said Register's Office, shows an Owner's Certificate, and subject to all matters as set forth therein.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

2937 Lakeland Drive, Nashville, TN 37214

(House Number) (Street) (City or Town) (State) (Zip)

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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 my/our hand(s) this 31st day of August, 2022.

Jeffery Lynn Randolph

Jeffery Lynn Randolph

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jeffery Lynn Randolph, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on August 31, 2022.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025