2022-0397

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10003-2022

Karen Johnson Davidson County
Batch# 912573 DEEDWARR
09/06/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20220906-0099571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of Aug, 2022

NOTARY PUBLIC

My commission expires: 6/28/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John & Crystal Randolph 2359 Somerset Valley Dr Nashville, TN 37013	Same address as new owner	173-06-0B-073-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIX THOUSAND AND 00/100 Dollars ($506,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER JAMES JAKUBAUSKAS AND LINDSAY HARPER JAKUBAUSKAS, HUSBAND AND WIFE, AND MARK A. HARPER, A MARRIED MAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN RANDOLPH AND CRYSTAL RANDOLPH, HUSBAND AND WIFE** , hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73, on the Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument No. 20120912-0082696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher James Jakubauskas and Lindsay Harper Jakubauskas, husband and wife and Mark A. Harper, a married man from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, by Warranty Deed dated 03/08/2016 and recorded 03/15/2016 in Instrument No. 20160315-0024421, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2359 Somerset Valley Drive, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of

the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the marital residence of Mark A. Harper and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this 31st day of August, 2022

GRANTOR(S)

Christopher James Jakubauskas

Lindsay Harper Jakubauskas

Mark A. Harper by Lindsay Jakubauskas, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Christopher James Jakubauskas and Lindsay Harper Jakubauskas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of Aug, 2022.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

Notary Public

Printed Notary Name
My commission expires: 3/22/26

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 31 of August, 2022 before me, appeared Lindsay Jakubauskas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Mark A. Harper and that said instrument was signed in behalf of the said Mark A. Harper by herself as his attorney-in-fact.
Witness my hand at office this the day and year above written.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

Notary Public
My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/31/22 (date of document).

Jill Swicegood
Affiant Signature

9/2/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of September, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

