Karen Johnson Davidson County
Batch# 943033 DEEDWARR
11/18/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20221118-0122788

WARRANTY DEED

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Franco Homes Inc	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	05911012900
1417 Marigold Dr. (ADDRESS)	same (ADDRESS)	
Springhill Tn. 37174 (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, **Barbara Randolph, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Franco Homes Inc, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 436 on the plan of Haynes Manor, Section 3, of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plan Reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed of record at Instrument Number 20061206-0150634, said Register's Office, said deed being conveyed to the above named party upon the successful bid at auction for the Property by Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., which in turn assigned its interest to the above named party, resulting from default by Ashanti J. Hardison and Deandrea R. Brown under the terms of a Deed of Trust of record at Instrument Number 20021106-0136368, said Register's Office.

Being the same property conveyed to Barbara Randolph, unmarried, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, D.C. dated February 08, 2007 and recorded February 09, 2007 as Instrument Number 20070209-0017212 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3858 Dubois Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 18th day of November, 2022.

Barbara Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara Randolph** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 11/18/2022 (date of document).

Jami K. Averwater

Signature

November 18, 2022

Date

State of Tennessee
County of Rutherford

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

Melody Lynn Carr

Notary Public
My Commission Expires:
Seal

