Karen Johnson Davidson County
Batch# 948794 DEEDWARR
12/07/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221207-0127605

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-05151

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Wells 1710 Red Jacket Dr. Antioch, TN 37013	John Wells 1710 Red Jacket Dr. Antioch, TN 37013	173-05-0A-130.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tamar F. Rand, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Wells, a single man**, hereinafter called the Grantees, their 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, being Unit No. 130 on the Plan of Barnes Crossing, Phase one, as established under Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, as amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tamar F. Poole, a single woman by Warranty Deed from Christina Howard, unmarried of record in Instrument No. 20130215-0015522 Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 15, 2013.

Being the same property conveyed to Charvis W. Rand by Quitclaim Deed from Tamar F. Rand (previously known as Tamar F. Poole) of record in Instrument No. 20160929-0102973 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 29, 2016.

Being the same property conveyed to Tamar Rand by Quitclaim Deed from Charvis Wendell Rand of record in Instrument No. 20210913-0122417 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on September 13, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1710 Red Jacket Dr., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of December, 2022

Tamar F. Rand

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tamar F. Rand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 6th day of December, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Deborah Devine, 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 12-6-22.

Date

Affiant Signature

12-7-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of December, 2022.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)