Karen Johnson Davidson County
Batch# 968778 DEEDWARR
02/08/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20230208-0009171

**Prepared by:**

**Encore Title and Escrow, LLC**
**131 Donelson Pike,**
**Nashville, TN 37214**

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $ 276,500.00.

Affiant:

Subscribed and Sworn before me this 6th day of February, 2023.

Notary Public:
My commission expires: July 24, 2023

| NEW OWNER(S): | SEND TAX BILLS TO: | MAP/PARCEL NO(S) |
|---|---|---|
| Hannah Schmidt | New Owner | 043 15 0 052.00 |
| 109 Randy Road | | |
| Madison, TN 37115 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Frankie Barr, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah L. Schmidt, an unmarried woman,** "the Grantee," the following described real estate in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Rainbow Terrace, Section V, of record in Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frankie Barr, a single man by Warranty Deed from Chase W. Morris, a married man of record as Instrument No. 20180504-0042695 in the Register's Office for Davidson County, Tennessee, dated May 2, 2018 and recorded on May 4, 2018.

This is [X] improved [ ] unimproved property known as 109 Randy Road, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 6th day of February, 2023.

Frankie Barr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie Barr, 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 official seal at Nashville, Tennessee on this 6th day of February, 2023.

Notary

RACHEL ODOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm Exp 05/18/24
RUTHERFORD COUNTY

My Commission Expires: 5/18/2024

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 6th day of February, 2023.

K. Thomas Sidwell
Date: 2/6/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of February 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

