Karen Johnson Davidson County
Batch# 988173 DEEDWARR
04/04/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,496.65
20230404-0024504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/4/24
(AFFIX SEAL)

SPENCER LAMBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5737-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Grace Ellen Mattes and Trent James Nosko	Fairway Independent Mortgage	053-16-0-089.00
(NAME)	(NAME)	
302 Pitts Avenue	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Four Thousand Five Hundred And No/100 Dollars ($404,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RAYNE INTERIORS & PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TRENT JAMES NOSKO AND GRACE ELLEN MATTES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot 5 on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision near Old Hickory, Tennessee, and being designated as Tract B on the Map of a plat thereof and being more particularly described as follows:

Beginning at a point in the southerly margin of Pitts Avenue (formerly Hopewell Road) at the common corner of Parcels "A" (Wingard, Instrument No. 20060918-0115169, Register's Office for Davidson County, Tennessee) and "B" on said Plan, said point being 130.1 feet East of the intersection of Pitts Avenue and Rifle Range Road; thence with the dividing line between said Parcels, South 3 degrees 32 minutes East 152.2 feet to a point in the northerly line of Parcel "C" (Scott, Instrument No. 20210421-0053213, RODCTN) on said plan; thence with the line between Parcels "B" and "C", South 84 degrees 03 minutes East 91.1 feet to a point; thence North 9 degrees 33 minutes West 133 feet to a point in the southerly margin of Pitts Avenue; thence with the margin of the same, North 66 degrees 22 minutes West 90 feet to the point of beginning.

Being the same property conveyed to Norman D. Rollins, Trustee, and then by Norman D. Rollins, Trustee, to create a tenancy by the entireties to Edwin S. Randall, Jr. and wife, Billie Lee Randall, by Quitclaim Deed from Edwin S. Randall, being Edwin S. Randall, Jr., of record in Book 5939, Page 912, in the Register's Office for Davidson County, Tennessee, dated September 21, 1982 and recorded on September 21, 1982. The said Edwin S. Randall died on October 22, 1986, then Billie Lee Randall died testate on August 19, 2021, devising subject property to Carolyn Suzanne Howell, Troy Crawford and Janet Lee Goss. See Probate Case 21P2155, Davidson County Circuit Court.

Being the same property conveyed to Edwin D. Randall, a single man, by Warranty Deed from Floyd C. Dorris and Barbara F. Dorris, his wife, of record in Book 5458, Page 325, in the Register's Office for Davidson County, Tennessee, dated December 28, 1978, and recorded on June 29, 1979.

Being the same property conveyed to Rayne Interiors & Properties, LLC, a South Carolina Limited Liability Company, by Warranty Deed from Janet Lee Goss, Executrix of the Estate of Billie Lee Randall, deceased, of record in Instrument No. 20220719-0082830 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 19, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 302 Pitts Avenue, Old Hickory, TN 37138
(House No.) (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 successors 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 our hands this 3rd day of April, 2023.

Rayne Interiors & Properties, LLC, a South Carolina limited liability company

BY: _____
Jennifer Dobbs Orr, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jennifer Dobbs Orr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member (or other officer authorized to execute the instrument) of Rayne Interiors & Properties, LLC, the within named bargainor, a South Carolina limited liability company, and that she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Sole Member.

Witness my hand and seal this 3 day of April, 2023.

My Commission Expires _____ Notary Public

HILARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 April 4, 2023.

Affiant Signature

Date: 04/04/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 4, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

