Karen Johnson Davidson County
Batch# 1004249 DEEDWARR
05/17/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230517-0036895

# WARRANTY DEED

**File No. CTO-2023-370**

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2023

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martin Remo Wakeford | CROSSCOUNTRY MORTGAGE LLC | |
| 235 Randy Road | 2100 SUPERIOR AVE | 052-03-0-006 |
| Nashville, TN 37115 | CLEVELAND, OH 44114 | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

**DANIEL NEIL ANDERSON, UNMARRIED, AND JUDY RUTH JONES, UNMARRIED**

has this day bargained and sold and does hereby transfer and convey unto,

**MARTIN REMO WAKEFORD, A SINGLE MAN**

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

**Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 78 on the Map of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee.**

**Beginning at a point on the easterly margin of Randy Road at the common corner of lots Nos 77 and 78; thence in a southerly direction along the easterly margin of Randy Road 90 feet to a point; thence around a curve in a southerly and easterly directions 39.27 feet to a point on the northerly margin of an unnamed street 493.6 feet to a point; thence in a northerly direction 117.25 feet to a point at the common corner of lots Nos. 77 nad 78; thence ins a westerly direction along the line between two said lots 495.7 feet to the easterly margin of Randy Road, the point of beginning.**

**Being the same property conveyed to Daniel Neil Anderson and Judy Ruth Jones by Warranty Deed from Betty Jean Stratton Jones of record in Instrument No. 20120103-0000334, Register's Office for Davidson County, Tennessee, dated January 3, 2012 and recorded on January 3, 2012.**

**This conveyance is subject to all matters of record in Book 2133, page 20; Restrictive Covenants of record in Deed Book 2103, page 604, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, all of record in the Register's Office for Davidson County, Tennessee.**

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

**This is improved property and believed to be known as: 235 Randy Road, Nashville, TN 37115 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.**

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 our hands this 16th day of May, 2023.

Daniel Neil Anderson

Judy Ruth Jones

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Daniel Neil Anderson and Judy Ruth Jones, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this May 16, 2023.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:

Wagon Wheel Title
204 S. 11th Street
Nashville, TN. 37206
615-650-5100



202305170036895

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 17, 2023 (date of document).

Affiant Signature

May 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023