WARRANTY DEED

APRILL-H23120

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF June, 2023.

Notary Public

(Affix Seal)

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Aprill	NEW OWNER	51-14-A-45 CO
2220 Golden Oak Place	Property	
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RANDOLPH HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES APRILL, _____hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 on the Plan of Oakwood Estates of record in Instrument Number 20000505-0045404, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randolph Home Builders, LLC, a Tennessee limited liability company by Warranty deed from Diane M. Dye, as Administratrix of the Estate of Viola Ann Woofter of record in Instrument No. 20220706-0077979 Register's Office for Davidson County, Tennessee, dated July 1, 2022 and recorded on July 6, 2022.

( ) unimproved
This is (X) improved property known as 2220 Golden Oak Place, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson Davidson County
Batch# 1012475 DEEDWARR
06/08/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230608-0043508

Witness my/our hand(s) this 30 day of May, 2023 :

Randolph Home Builders, LLC by Ralph Randolph, member

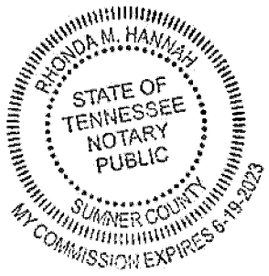
STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Ralph Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **Randolph Home Builders, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Member.** by himself/herself as such.

Witness my/our hand(s) this 30 day of May, 2023.

Notary Public

My Commission Expires:_____



Certificate of Authenticity

I, Emily Manno, 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 5/30/23.

Date

Affiant Signature

5/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026