Karen Johnson Davidson County
Batch# 1015938 DEEDWARR
06/16/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230616-0046003

# WARRANTY DEED

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

BS-ROG-23-1008

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jose Baltazar Escobar and Edgar B. Melendez Escobar** | New Owners | |
| (NAME) | (NAME) | **150-09-0A-107.00-CO** |
| **1008 Lonsway Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **BARBARA RANDOLPH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE BALTAZAR ESCOBAR AND TATIANA CAROLINA AYALA DONAN, HUSBAND AND WIFE, AND EDGAR B. MELENDEZ ESCOBAR, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 261 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, 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 Barbara Randolph by Warranty deed from Rodell Woodruff, Sr. and wife, Pamela D. Woodruff of record in Instrument No. 20070807-0094213 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 07, 2007.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Book 7075, Page 790 and Declaration of Annexation of Section VIII of record in Book 7522, Page 905, Book 7235, Page 411 and Book 9029, Page 983, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7079, Page 492, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7414, Page 319, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed as to Open Space of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, in the Register's Office for Davidson County, Tennessee.
- Gas Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679 and Book 3852, page 681, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4347, Page 538, Book 4607, Page 424, Book 4947, Page 538 and in Book 8421, Page 990 and 995, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Instrument Number 20020911-0110966, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Lonsway Circle, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF MAY, 2023.

Barbara Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA RANDOLPH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 5/31/23 (date of document).

Affiant Signature

6/5/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

