PREPARED BY & RETURN TO:
Ensign Title & Escrow, Inc.
6111 Shallowford Road, Suite 105C
Chattanooga, TN 37421
23-0254 AP

Karen Johnson Davidson County
Batch# 1052900 DEEDWARR
09/22/2023 09 32 05 AM 5 pgs
Fees $28 00 Taxes $999 00

20230922-0074536

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mariam Makar	**Mariam Makar**	**133-04-50**
(NAME) **2019 Woodcliff Dr**	(NAME) **2019 Woodcliff Dr**	
(ADDRESS) **Smyrna, TN 37167**	(ADDRESS) **Smyrna, TN 37167**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Property Address: 1016 Crowder Court Nashville Tennessee 37211

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I, **Ian Seth Pedigo and Sean Donovan Pedigo as sole heirs at law of William G. Randolph who died on or about April 5, 2023; and Sean Donovan Pedigo as Administrator of the Estate of William G. Randolph in the Davidson Probate Cause No. 23-P-864,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariam Makar,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

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/I do covenant with the said GRANTEE(S) that we/I 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/I 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.

IN WITNESS WHEREOF, Grantor(s) have set their hand(s) this 6 day of September, 2023.

The Estate of William G. Randolph

BY: _____

Ian Seth Pedigo, Sole Heir

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public of the aforesaid State and County, personally appeared **Ian Seth Pedigo,** to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Given under my hand and seal this the 6 day of September, 2023.

_____
Notary Public
My Commission Expires. 08/19/24

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

IN WITNESS WHEREOF, Grantor(s) have set their hand(s) this 6 day of September, 2023.

The Estate of William G. Randolph

BY: _____
Sean Donovan Pedigo, Sole Heir

BY: _____
Sean Donovan Pedigo, Administrator

STATE OF TENNESSEE:
COUNTY OF Rutherford.

Before me, a Notary Public of the aforesaid State and County, personally appeared **Sean Donovan Pedigo as sole heirs at law of William G. Randolph who died on or about April 5, 2023; and Sean Donovan Pedigo as Administrator of the Estate of William G. Randolph in the Davidson Probate Cause No. 23-P-864,** to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Given under my hand and seal this the 6 day of September, 2023.

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 08/19/24

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**.

, as agent
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2023.

JEREMY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/13/2025
HAMILTON COUNTY

Notary Public
My Commission Expires: April 13, 2025

EXHIBIT "A"

Being Lot No. 9, Section Three, Battlewood, as shown by plat of record and survey of record in Plat Book 3300, page 4, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3248, Page 212, Register's Office for said County.

This conveyance is subject to the Sanitary Sewers and Storm Drainage Easement of record in deed book 20020410-004411, in the Register's Office of Davidson County, Tennessee.

The Grantor's source of interest is a deed recorded in Book 9366, Page 619, in the Register's Office of Davidson County, Tennessee.

This property is also commonly known as: **1016 Crowder Court, Nashville, Tennessee 37211**, this is for informational purposes only.

Map & Parcel No.: **133-04-50**, this is for informational purposes only.