Warranty Deed

Karen Johnson Davidson County Batch# 1068123 DEEDWARR 11/03/2023 08:41:30 AM 3 pgs Fees: $18.00 Taxes: $3,126.50 20231103-0086109	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $845,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of November, 2023. Notary Public My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Randall Craig Newman Jr. Living Trust, dated October 23, 2019	Legacy Home Loans LLC dba Steadfast Mortgage	082-05-0-041.00
1623 5th Avenue North	1036 Sterman Dr., Ste 6	
Nashville, TN 37208	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL J. ANDERSON, JR. AND RACHEL A. ANDERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL NEWMAN JR., TRUSTEE OF RANDALL CRAIG NEWMAN JR. LIVING TRUST, DATED OCTOBER 23, 2019**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the South 7-1/7 feet of Lot No. 142 and the North 28-4/7 feet of Lot No. 144, on the Map of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 35-5/7 feet on the West side of 5th Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to Paul J. Anderson and Colleen T. Anderson, husband and wife, by Warranty Deed from William Huffman and wife, Janet B. Huffman and Gerald C. Andrady, married, of record in Instrument No. 20130820-0087750, in the Register's Office of Davidson County, Tennessee, dated August 16, 2013 and recorded on August 20, 2013.

Being the same property conveyed to Paul J. Anderson, Jr. and Rachel A. Anderson, husband and wife, by Quitclaim Deed from Paul J. Anderson and Colleen T. Anderson, husband and wife, of record in Instrument No. 20161117-0121202, in the Register's Office of Davidson County, Tennessee, dated November 03, 2016 and recorded on November 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1623 5th Avenue North, Nashville, TN 37208, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of November, 2023.

Paul J. Anderson, Jr.

Rachel A. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul J. Anderson, Jr. and Rachel A. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of November, 2023.

Affiant Signature
Date 11-2-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024