Karen Johnson Davidson County
Batch# 1125875 DEEDWARR
04/22/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20240422-0028817

WARRANTY DEED

2024-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-6-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cathy Lee Murdock and Robet Lee Murdock 353 Yorkshire Circle Nashville, TN 37211	NEW OWNER	161.11-OC-032.00 CO

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, **Christa Randolph f/k/a Christa Sielski and David Randolph, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cathy Lee Murdock and Robet Lee Murdock, wife and husband**, 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. F-601 on the Plan of The Resubdivision of Lot No.2 of Phase 4, Village of Brentwood, Planned Unit Development of record in Plat Book 6900, Page 614, 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 Christa Sielski and David Randolph, joint tenants, from Cynthia Marie Cates, unmarried by Warranty Deed dated February 21, 2021 and recorded February23, 2021 in Instrument #20210223-0021922, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 353 Yorkshire Circle, Nashville, TN 37211.

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.

Witness my/our hand(s) this 19th day of April, 2024.

Christa Randolph

David Randolph

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Christa Randolph and David Randolph, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2024.

Notary Public
My Commission Expires: 6-7-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/19/24.

Affiant Signature

4/22/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202404220028817