Karen Johnson Davidson County
Batch# 1128706 DEEDWARR
04/29/2024 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20240429-0031034

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447424**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2024. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Lacy Lovell 2916 McNairy Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-10-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Vance Randolph and James Warren Randolph, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Lacy Lovell, married,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 and P/O 66 on the Plan of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, 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 Elizabeth Vance Randolph and James Warren Randolph, wife and husband by Warranty Deed from Kathleen Sage and Bobby S. Bruton, wife and husband of record in Instrument No. 20150604-0052508 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3344, Page 238, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1086, Page 573; Book 1081, Page 666 and Book 1066, Page 421, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2916 McNairy Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2024.

Elizabeth Vance Randolph

James Warren Randolph

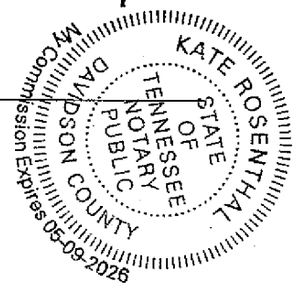
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Vance Randolph and James Warren Randolph, 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, at office, this 25th day of April, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, George Mudter, 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 4/25/24 (date of document).

Affiant Signature

4/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY