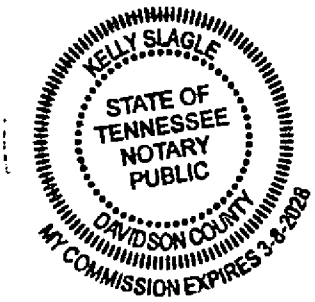


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $274,900.00.

Sharon Kelley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of May, 2024.

Kelly Slagle
NOTARY PUBLIC

My commission expires: 3/8/28

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tandra Carter	SWBC Mortgage	136-13-B-0013.00C0
(NAME)	(NAME)	
155 Bell Rd, Unit # 13	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Chelsea Page Randolph and Jordan Aric Randolph, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tandra Carter, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 13 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chelsea Page Nelson and Jordan Aric Randolph, wife and husband, by deed from David J. Waynick and wife, Rebecca R. Waynick of record in Instrument No. 20210604-0075083, dated May 10, 2021, said Register's Office.

The said Chelsea Page Nelson and Chelsea Page Randolph being one in the same.

This property is __unimproved _X_improved property known as: 155 Bell Rd, Unit # 13, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Karen Johnson Davidson County
Batch# 1132240 DEEDWARR
05/07/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20240507-0033695
202405070033695

of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of May, 2024.

Chelsea Page Randolph
Chelsea Page Randolph

Jordan Aric Randolph
Jordan Aric Randolph

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 3rd day of May, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 513/24 (date of document).

Affiant Signature

5/7/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY