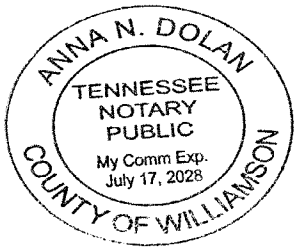
Karen Johnson Davidson County
Batch# 1164646 DEEDWARR
07/31/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,451.88
20240731-0058100



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $392,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of July, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jodi R. Randolph and John A. Randolph		176-1-033.00
(NAME)	(NAME)	
12 Lisa Ct.		
(ADDRESS)	(ADDRESS)	
Crossville, TN 38558		

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 **Terry L. McKnight, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jodi R. Randolph and John A. Randolph, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, as amended in Book 7582, page 167, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed from Terry L. McKnight by Quitclaim Deed to Terry McKnight and Carol McKnight, husband and wife as tenants by the entirety of record in Instrument No. 20030521-0069678, dated May 20, 2003, said Register's Office.

The said Carol McKnight aka Caolyn McKnight having since deceased on or about 4/15/2024.

This property is __unimproved _X_improved property known as: 3813 Round Rock Dr., Antioch, TN 37013.

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

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

Witness our hands this 31st day of July, 2024.

Terry L. McKnight

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry L. McKnight, 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 31st day of July, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Russell J. McCann, 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

7/31/24.

Date

Affiant Signature

July 31, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of July, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON