Karen Johnson Davidson County
Batch# 1166179 DEEDWARR
08/05/2024 07:44:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20240805-0059064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August 2024

Notary Public

MY COMMISSION EXPIRES: 7/7/2027

(AFFIX SEAL)

TERESA M MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

File No. SG-24-7278

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Trehy	**New Owner**	
(NAME) 2401 Underwood Street	(NAME) **1927 Riverwood Drive**	081-14-0-168.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) **Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Victoria Mitchell, a married woman, and Tracy Randolph, by and through her Conservator Brenda Randolph**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Trehy, a single person**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No 7 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 54 feet on the south side of Underwood Street and runs back 128.5 feet on the west line and 125 feet on the east line, to a dead line in the rear measuring 72 feet thereon

Being the same property conveyed to Shirley Ruth Randolph, unmarried by Warranty Deed from Julia R. M. Otey of record in Book 4722, page 3, Register's Office for Davidson County, Tennessee, dated June 25, 1973 and recorded on June 25, 1973.

Being the same property conveyed to Shirley Randolph Allen and Thomas Allen by Quitclaim Deed from Shirley Randolph Allen and Thomas Allen of record in Book 8782, page 627, Register's Office for Davidson County, Tennessee, dated November 10, 1992 and recorded on November 10, 1992.

Affidavit of Heirship of record in Instrument No. 20230301-0014411 and Instrument No. 20230301-0014412

Being the same property conveyed to Victoria Mitchell, a married woman by Quitclaim Deed from Victor Randolph of record in Instrument No. 20230613-0045113 Register's Office for Davidson County, Tennessee, dated June 12, 2023 and recorded on June 13, 2023.

Pursuant to those Letters of Conservatorship and Order to Seller Real Property filed in Case No. 21P873 in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 2401 Underwood Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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 this 2nd day of August, 2024.

By: _____
Victoria Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared Victoria Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of August, 2024.

_____
Notary Signature
My commission expires: 7/7/2027

TERESA M MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

By: Brenda Randolph
Tracy Randolph, by and through
her conservator Brenda Randolph

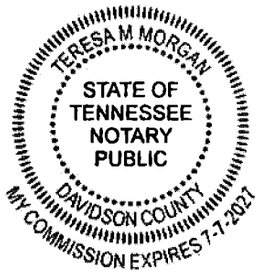
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brenda Randolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Conservator for Tracy Randolph, and that this instrument was executed on behalf of the said Tracy Randolph for the purposes therein contained pursuant to those Letters of Conservatorship and Order to Sell Real Property listed in Case No. 21P873, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of August, 2024.

Teresa Morgan
NOTARY PUBLIC

My Commission Expires: 7/7/2027



Certificate of Authenticity

I, Spencer Gross, 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 **August 2nd, 2024**.

Date

Affiant Signature

August 2nd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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