NEW OWNER:
Johnny Randel and Mary Randel
Randel Family Trust
544 Lynwood Drive
Encinitas, CA 92024

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-311

MAP & PARCEL
096-13-0-125.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1200437 DEEDWARR
11/01/2024 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20241101-0085076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jason Workman, an unmarried man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Johnny Randel and Mary Randel, Trustees of Randel Family Trust dated June 28, 2013** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision Lot No. 20, Happy Acres, as shown on plat of record in Plat Book 5190, Page 719, 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 Jason L. Workman, unmarried by Warranty Deed from Robert W. Ridge and wife, Sarah L. Ridge of record in Instrument No. 20100806-0062208 Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on August 06, 2010.

This is IMPROVED property known as 2881 Lyncrest Drive, Nashville, TN 37214.

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 all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor hasexecuted or caused this instrument to be executed by its duly authorized representative, this 30th day of October, 2024.

Jason Workman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is of, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer. Jason Workman JGB

WITNESS my hand and official seal at office this 30th day of October, 2024.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **330,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: 06-28-25

LISA R. CHANDLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, 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 October 30, 2024 (date of document).

Affiant Signature

October 30, 2024
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 30th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

