# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1333427 DEEDWARR
10/13/2025 01.40 52 PM 2 pgs
Fees $13 00 Taxes $9,250 00

20251013-0081552

Y-RAND-25-1700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000 00

Stephanie Weddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Joshua L. Randolph and Jessica L. Randolph** | **Same as New Owner's** | |
| (NAME) **1700 Eastside Avenue** | (NAME) | **094-02-0-069.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JRS DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA L. RANDOLPH AKA JOSHUA RANDOLPH AND JESSICA L. RANDOLPH AKA JESSICA RANDOLPH, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 129 on the Plan of United Electric Railway's Subdivision in East Nashville, of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property

Said Lot No. 129 fronts 65 feet on the Southerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to JRS Development, LLC, a Tennessee limited liability company by Warranty Deed from Christen Paige, an unmarried woman of record in Instrument No. 20220830-0097560 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on August 30, 2022

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20250919-0075113 in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structure of record in Instrument Number 20230807-0060951, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1700 Eastside Avenue, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th DAY OF OCTOBER, 2025

JRS Development LLC

BY _____
Ryan L Schmidt
Member

BY _____
Joshua L Randolph
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L SCHMIDT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JRS DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 9th of October, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L RANDOLPH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JRS DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 9th of October, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212