	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $384,000.00. Becca Moss Affiant Subscribed and sworn to before me, this 19th day of November, 2025. Notary Public My commission expires:_____

Karen Johnson Davidson County
Batch# 1351471 DEEDWARR
11/26/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20251126-0094504

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Goyne and Benjamin Stubbe	**New Owner**	**176-01-0-033.00**
3813 Round Rock Drive		
Antioch, TN 37013		

FOR AND IN 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, WE,

John A. Randolph and Jodi R. Randolph, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Goyne, and Benjamin Stubbe,

HEREINAFTER CALLED THE GRANTEES, 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. 88 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167, 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 all of the property conveyed to Jodi R. Randolph and John A. Randolph, wife and husband, by deed from Terry L. McKnight, an unmarried man, of record in Instrument No. 20240731-0058100, dated July 31, 2024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.
c. Easement for Transmission Line to USA of record in Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee.
d. Water Mains Easement of record in Book 8169, Page 571 and Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 618, Book 8169, Page 571, Book 8169, Page 564 and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee. Agreement for Sewer Taps of record in Book 5935, Pages 707, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennessee.
f. Rules and Regulations of record in Instrument No. 20010614-0062709 and Instrument No. 20011015-0111957, in the Register's Office for Davidson County, Tennessee.
g. PUD Boundary of record in Plat Book 6900, Page 884, in the Register's Office for Davidson County, Tennessee.
h. Charter for Homeowners Association of record in Book 7857, Page 87, Book 7876, Page 67 and Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee.
i. Quitclaim Deed for Open Space to Homeowners Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.

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j. Easement for TVA Lines to Tennessee Power Co. of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
k. Ingress and Egress Easement of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee.
l. Dedication of Easement for Sanitary Sewer of record in Book 4435, Page 20, in the Register's Office for Davidson County, Tennessee.
m. Deed of Conveyance for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
n. Easement to Nashville Gas Co. of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee.
o. Restrictive covenants contained in an instrument of record in Book 9678, Page 187, amended in Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee.
p. By Laws of record in Book 9674, Page 44, amended in Book 9678, Page 213, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710 and Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee.
q. Subject to rights of others in and to common areas/elements.
r. Subject to lien for special assessment contained in DCCR's/Master Deed.
s. Subject to HOA dues- if any.
t. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3813 Round Rock Drive, Antioch, TN 37013.

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 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(s) this 19th day of November, 2025.

X _____
John A. Randolph

X _____
Jodi R. Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, John A. Randolph and Jodi R. Randolph, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2025.

_____
Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-511**

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **11/19/2025** **(date of document)**.

Affiant Signature

11/25/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **25** day of **November**, **20_25__.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029