WARRANTY DEED

Karen Johnson Davidson County
Batch # 1362991 DEEDWARR
12/30/2025 01:05:20 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20251230-0103669

S-RO-25-3313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
MRM Dream Home LLC	**Same As New Owner**	
(NAME)	(NAME)	**050-11-0-026.00**
5409 Maple Creek Dr		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, **BARBARA RANDOLPH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MRM DREAM HOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 644, on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, Pages 79 and 80, Register's Office for said County.

Said Lot Fronts 71.19 feet on the northerly side of Leondale Terrace and runs back 141.2 feet on the westerly line and 114 feet on the easterly line to a dead line in the rear which is a broker line, on which it measures 94.6 feet.

Being the same property conveyed to Barbara Randolph, unmarried by Warranty Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20070119-0007834 Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on January 19, 2007.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 330, Page 79, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3434, Page 270, amended in Book 3616, Page 269 and Book 3702, Page 519, in the Register's Office for Davidson County, Tennessee.
- Sewer Treatment Plant and Sewer Line Easement of record in Book 3177, Page 327 and Assignment of Easement in Book 5219, Page 135, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main of record in Book 4049, Page 514, 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: **3313 Leondale Ter, Nashville, Tennessee 37207**.

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 24th DAY OF DECEMBER, 2025.

Barbara Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA RANDOLPH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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