Karen Johnson Davidson County
Batch# 1459014 DEEDWARR
08/12/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.13
20260812-0074653

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9785-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $644,900.00.

Ashley M Randolph
Affiant

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of August, 2026.

I M Corriveau
Notary Public
My Commission Expires: 11-22-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Brooks Randolph and Ashley M. Randolph 5001 Wilkerson Drive Nashville, TN 37211	First National Bank of Middle Tennessee 200 East Main Street McMinnville, TN 37110	161 03 0 041.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary Lee Warf, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Brooks Randolph and Ashley M. Randolph, husband and wife** (individually and collectively, "Grantee"), 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. 1 on the RESUBDIVISION OF LOT 21 OF WILKERSON HEIGHTS, as of record in Plat Book 6050, Page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Lee Warf, by Quitclaim Deed from Etta G. Warf, Mary Lee Warf and Tamara L. Whitehouse, of record in Instrument No. 20090930-0090558, in the Register's Office of Davidson County, Tennessee, dated September 25, 2009 and recorded on September 30, 2009. Further being the same property conveyed to M. Norris Jenkins, Trustee, and further conveyed to Etta G. Warf, Mary Lee Warf and Tamara L. Whitehouse, as equal tenants in common, by Quitclaim Deed from Etta G. Warf, of record in Instrument No. 20030219-0021969, in the Register's Office of Davidson County, Tennessee, dated January 31, 2003 and recorded on February 19, 2003. Furthermore being part of the same property conveyed to M. H. Warf and wife, Etta G. Warf, by Warranty Deed from Lucile W. Bess, of record in Book 4371, Page 933, in the Register's Office of Davidson County, Tennessee, dated October 10, 1969 and recorded on October 14, 1969. The said M. H. Warf died on February 02, 2001, leaving Etta G. Warf as surviving tenant by the entirety.

Cathy S. Street joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **5001 Wilkerson Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2026.

GRANTOR:

Mary Lee Warf

Mary Lee Warf

Cathy S. Street

Cathy S. Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mary Lee Warf and Cathy S. Street**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2026.

Griffin Dunlap

Notary Public
My Commission expires: _____



I, Kirsten Virden, 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 8-7-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-7-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

