STATE OF
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Johnnie Ray Starling
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF April, 2019.

NOTARY PUBLIC

My Commission expires: 8/27/22

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19030051

Address of New Owner
Johnnie Ray Starling
3710 Norma Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
133-07-0-072.00

Karen Johnson Davidson County
Batch# 220890 DEEDWARR
04/23/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190423-0037296

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles R. Sims and Mary M. Sims, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Johnnie Ray Starling, unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Norma Heights, as shown on plat of record in Plat Book 1835, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles R. Sims and Mary M. Sims by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., dated 08/20/2004 and recorded on 08/25/2004 in Instrument No. 20040825-0102709, Register's Office for Davidson County, Tennessee.

This is property generally located:
3710 Norma Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1835, Page 36, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Charles R. Sims and Mary M. Sims** has/have caused this instrument to be executed, this the 22 day of April, 2019.

Charles R. Sims

Mary M. Sims

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Charles R. Sims and Mary M. Sims,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of April, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 23rd day of April, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY