WARRANTY DEED

Karen Johnson Davidson County
Batch# 265296 DEEDWARR
08/01/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190801-0076194

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly McCain	Supreme Lending	
(NAME)	(NAME)	
509 Wilma Court	14801 Quorum Dr H 300	05316017300
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas TX 75254	
(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 considerations, the receipt of which is hereby acknowledged, **We Maxie S. Starks and Wife, Kathy R. Starks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly McCain**, unmarried hereinafter called the GRANTEE(S), her 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. 42, on the plan of KING COURT SUBDIVISION, SECTION THREE (omitted on prior deed), as shown on plat of record in Book 7900, Page 958, as amended in Book 9705, Page 872, further amended in Book 10159, Page 42, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Maxie S. Starks and wife, Kathy R. Starks by Warranty Deed from Shirley A. Key, unmarried, dated 02/07/2008 and recorded 02/08/2008, of record in Instrument No. 20080208-0013217, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 958, Amendments recorded as Book 9705, Page 872 and Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 9665, Page 540 and Amendment recorded as Book 9708, Page 522, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 509 Wilma Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 30th day of July, 2019.

Maxie S. Starks

Kathy R. Starks

State of Arkansas
County of Crawford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxie S. Starks and Kathy R. Starks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2019.

Notary Public:
My Commission Expires: 3-19-2020

SARAH LYNN ROWE
Notary Public - Arkansas
Crawford County
Commission # 12375742
My Commission Expires Mar 19, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY