WARRANTY DEED

Karen Johnson Davidson County
Batch# 268582 DEEDWARR
08/08/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $687.83
20190808-0078900

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00

Eva Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2019.

Lorraine Murillo
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LORRAINE MURILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 550893
My Commission Expires
August 26, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bridgette Dion Mason		135 16 0B 122.00
(NAME)	(NAME) New Owner	
646 Flintlock Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Star Management, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bridgette Dion Mason**, ~~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: a single

BEING Unit No. 122 on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract II, as shown by plat of record in Instrument No. 20021120-014349, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chad R. Kennedy, a single man by Warranty Deed from Terry Felts and wife, Mary Felts dated July 24, 2008 and recorded July 30, 2008 as Instrument No. 20080730-0077849, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carmelo Sanchez Cortes and Eva M. Sanchez, husband and wife by Warranty Deed from Chad R. Kennedy and wife, Natasha Kennedy dated December 13, 2017 and recorded December 18, 2017 as Instrument No. 20171218-0128597, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Star Management, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Carmelo Sanchez Cortes and Eva M. Sanchez, husband and wife dated August 6, 2018 and recorded August 13, 2018 as Instrument No. 20180813-0079635, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-1907819SSO

unimproved ☐

This is improved ☒ property, known as 646 Flintlock Ct, Nashville, TN 37217

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, their heirs and assigns forever; and we do covenant with 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 our hands this 2nd day of August, 2019

Star Management, LLC

BY: Eva Marie Sanchez

Eva Marie Sanchez
Member

STATE OF Arizona

County OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eva Marie Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member, and is authorized to execute the instrument on behalf of Star Management, LLC, the within named bargainor, and that he/she as such authority, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as member.

Witness my hand and official seal, this the 2nd of August, 2019.

Lorraine Murillo

Notary Public

My Commission Expires: August 26, 2022

(SEAL)

LORRAINE MURILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 550893
My Commission Expires
August 26, 2022

File Number: MFR-1907819SSO

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY