Karen Johnson Davidson County
Batch# 300584 DEEDWARR
10/14/2019 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20191014-0105012

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane E. Starkey and Alexandra Ruth Starkey	NEW OWNER	
(NAME)	(NAME)	05314008800
1424 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amado T Rangel and Maribel Victoria-Martinez, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane E. Starkey and Alexandra Ruth Starkey, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in the 17th Civil District of Davidson County, Tennessee, and described as follows, to wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail on the Map of Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 935.8 feet. Tore or less (southerly with the Westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail south 44 deg 23' east 50 feet to a point marked with an iron pin; thence south 45 deg 37' west 150 feet, more or less, to a point marked with an iron pin; thence north 44 deg 23' west 50 feet to a point marked with an iron pin; thence north 45 deg 37' east 150 feet more or less to the point of beginning.

Being the same property conveyed to Amado T. Rangel and wife, Maribel Victoria-Martinez by Warranty Deed from Joseph E. Fox, unmarried of record in Instrument No. 20130918-0098469 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on September 18, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7755, Page 897; Book 843, Page 36, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1424 Pawnee Trl Madison, TN 37115
(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 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 my hand this 10th day of October, 2019.

Amado T Rangel

Maribel Victoria-Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Amado T Rangel and Maribel Victoria-Martinez**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of October, 2019.



Notary Public
My Commission Expires: 11/8/22

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

My Commission Expires: 10/23/2019

SEAL

