

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $714,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 317710 DEEDWARR
11/20/2019 09:33:25 AM 2 pgs
Fees: $13.00 Taxes: $2,645.13

20191120-0119757

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jennifer F. McCulty and James F. McCulty	**NEW OWNER**	**104-14-0H-044.00-CO**
425 Prestwick Court		
Nashville, TN 37205		

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,

John Mark Myers and Karen Lillian Starr, Trustees of The Mark Myers and Karen Starr Joint Revocable Living Trust dated November 5, 2018

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer F. McCulty and James F. McCulty, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 21 on the Plan of Revised Final Plat of Whitworth Phase 3, Section 2 of record in Plat Book 7900, Page 969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Mark Myers and wife, Karen Starr by Warranty deed from Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company of record in Book 11654, page 594, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 08, 1999.

Being the same property conveyed to John Mark Myers and Karen Lillian Starr, Trustees of the Mark Myers and Karen Starr Joint Revocable Living Trust Dated November 5, 2018, as Tenants ay the Entireties by Quitclaim deed from J. Mark Myers and wife, Karen Starr of record in Instrument No. 20190114-0003786 Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on January 14, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 425 Prestwick Court, Nashville, TN 37205.

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 14th day of November, 2019:

Mark Myers and Karen Starr Joint Revocable Living Trust dated November 5, 2018

By: John Mark Myers, Trustee
John Mark Myers, Trustee

By: Karen Lillian Starr, Trustee
Karen Lillian Starr, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John Mark Myers and Karen Lillian Starr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustees of The Mark Myers and Karen Starr Joint Revocable Living Trust dated November 5, 2018, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 14th day of November, 2019.

My Commission Expires: 9/7/2020

Alyssa Rayne
Notary Public

20191709R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY