Karen Johnson Davidson County
Batch# 363949 DEEDWARR
02/26/2020 02:34:25 PM 2 pgs
Fees: $13.00 Taxes: $645.28

20200226-0021477

MATTHEW M. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134077520
MY COMMISSION EXPIRES DECEMBER 12, 2021

STATE OF COLORADO
COUNTY OF El Paso

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,400.00

Karen R Pimental
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/12/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. PATRICK STARK & ROSEMARY STARK, TRUSTEES	**SAME**	**075-11-0-227.00**
(NAME) **11358 CRAZY HORSE DRIVE**	(NAME)	
(ADDRESS) **LAKESIDE, CA 92040**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KAREN R. PIMENTAL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. PATRICK STARK & ROSEMARY STARK AS CO-TRUSTEES OF THE F. PATRICK STARK AND ROSEMARY STARK TRUST DATED MAY 22, 2000,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 7B on the Zone Lot Division of Lots 4 through 17, of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, page 363, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen R. Pimental, an unmarried woman, by deed from Marjorie Lamb, an unmarried woman, of record in Instrument No. 20140513-0040781, dated May 6, 2014, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 612 and amended in Book 6250, page 363; Restrictive Covenants for The Meadows of Tulip Grove, Section One of record in Book 6291, page 899; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **684 MERCER DRIVE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-28-RMK-20684

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 21st day of February, 2020.

Karen R Pimental

KAREN R. PIMENTAL

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen R. Pimental**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of February, 2020.

My commission expires: 12/12/2021

MATTHEW M. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134077520
MY COMMISSION EXPIRES DECEMBER 12, 2021

Notary Public