Karen Johnson Davidson County
Batch# 383237 DEEDWARR
04/08/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200408-0037147

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1288TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2020.

Notary Public

Commission Expiration:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Andrew Elmore Jackson, III 140A Capital St. Old Hickory, TN 37138	**SAME AS NEW OWNER.**	064-05-0-014.00

WARRANTY DEED

FOR AND IN 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, **Terrell Lee Starks Unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Elmore Jackson, III, a single man** 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:

Property known as 140A Capital St. Old Hickory, TN 37138, County of Davidson

Being Lot No. 2 of Block "G" Hulm Farm and known as Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property previously conveyed to Terrell Lee Starks by Final Decree Confirming Sale (Tax Civil Action No. 15-282-IV), dated 01/13/2016 and recorded 02/18/2016 in Instrument No. 20160218-0015447, said Register's Office. Default Judgment (Case No. 17-290-II) in favor of Terrell Lee Starks against Joyce Owens and Vernon Buntin and their heirs, successors, personal representatives, and assigns recorded 05/04/2018 in Instrument No. 20180504-0042520, said Register's Office.

Being the same property conveyed to Terrell Lee Starks, by Quitclaim Deed from Terrell Lee Starks, dated 03/28/2019 and recorded 03/28/2019 in Instrument No. 20190328-0028234, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 064-05-0-014.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 140A Capital St., Old Hickory, TN 37138

LTE File No.: 20-1288TN

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 unemcumbered, 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 3rd day of April, 2020.

Terrell Lee Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2020, before me personally appeared **Terrell Lee Starks Unmarried**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of April, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration: 9/20/2020

LTE File No.: 20-1288TN

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

