Karen Johnson Davidson County
Batch# 386951 DEEDWARR
04/16/2020 12:57:55 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20200416-0040017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 831207 2020-07219 Leslie Wei	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $394,000.00 Affiant Subscribed and sworn to before me, this the 7 day of April, 2020. Notary Public My commission expires: 10/31/2023 (Affix Seal)

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: National Residential Nominee Services Inc.	NAME: New Owner
STREET ADDRESS: 2600 Dallas Parkway, Suite 550, Frisco, TX 75034	STREET ADDRESS:
MAP & PARCEL NO.: 083130268000	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trish Mathias n/k/a Trish Starkey and Brian Starkey, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto
National Residential Nominee Services Inc.

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Being Lot No. 85 on the Payne, Blakemore and Cummings Addition to East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee. Said Lot No. 85 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.

This is improved property known as: 1308 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 [illegible] Avenue South
Nashville, TN 37212
FILE # 3-VBS20-1308

MAP AND PARCEL 083-13-0-268.00

WITNESS MY/OUR SIGNATURE(S) THIS 23 day of March, 20 20

x _____ x _____
Trish Mathias n/k/a Trish Starkey Brian Starkey

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Trish Mathias n/k/a Trish Starkey, Wife (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23 day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CORI LECAIN BECHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 05/09/23

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Starkey, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23 day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CORI LECAIN BECHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 05/09/23

LEGAL

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 85 fronts 50 feet on the South side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Trish Mathias, unmarried by Special Warranty deed from Kenneth L. Campbell and wife, Karen S. Campbell of record in Instrument No. 20091030-0100505 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on October 30, 2009.