Karen Johnson Davidson County
Batch# 410793 DEEDWARR
06/05/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200605-0057798

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Patrick T Starnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Patrick T Starnes	SEND TAX BILLS TO: owner at owners address	MAP-PARCEL NUMBERS
(NAME) 4325 Shady Dale Rd	(NAME)	05203002600
(ADDRESS) Nashville, TN ~~37208~~ 37218	(ADDRESS)	
(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, **Joel Ridley, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Patrick T Starnes**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 19 and westerly part of Lot No. 54 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 10th Civil District of said County, and described according to a copy of a survey made by R. B. Brantley and E. Medlin, Surveyors, dated September 23, 1965, as follows: Said Lot No. 19 and a westerly part of said Lot No. 53 fronts 55.4 feet on the proposed westerly margin of Kinsey Blvd., as relocated and extends back between lines, 183.2 feet on the northerly line and 162.6 feet on the southerly line, to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Joel Ridley by virtue of that certain Warranty Deed dated November 23, 2007, and being of record at Instrument No. 20071129-0138623, in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has been used for investment purposes only and is not his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 422 Kinsey Blvd 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 28th day of May, 2020.

Joel Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 28th day of May, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21