Name and Address of New Owner:
Allstar Properties TN
PO Box 711
Madison, TN 37116

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 439385 DEEDWARRSP
07/17/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200717-0078591

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-14-0-189

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Mark Hillis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allstar Properties TN, a Tennessee General Partnership** "the Grantee," his **one-half (1/2) undivided interest** in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Glenn A. Harris Subdivision of record in Plat Book 8250, Page 589, 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 Glenn A. Harris by Quitclaim Deed from Judith G. Harris of record in Book 10260, Page 758, Register's Office for Davidson County, Tennessee, dated November 14, 1996 and recorded on November 15, 1996. Glenn A. Harris conveyed a 1/2 undivided interest to David Mark Hillis in Warranty Deed of record in Book 10260, Page 760, in said Register's Office.

Being also known as 717 East Old Hickory Boulevard Madison, Tennessee 37115.

This conveyance is subject to A Deed of Trust by Glenn A. Harris and David Mark Ellis, trustor, to FMLS, Inc., trustee, for the benefit of AmSouth Bank, beneficiary, to secure a note in the original amount of $100,000.00 secured thereby, dated January 14, 2005, and recorded on January 31, 2005, of record as Instrument Number 20050131-0010842, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey one-half (1/2) undivided interest in the property, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 15th day of July, 2020.

David Mark Hillis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **David Mark Hillis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2020.

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$270,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of July, 2020.

Notary Public
My commission expires: 3/8/21

File No. 2020-913

202007170078591

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON