WARRANTY DEED

Karen Johnson Davidson County
Batch# 571551 DEEDWARR
02/10/2021 08:32:11 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20210210-0018724

Address New Owner as:	Tax Bill To:	Map / Parcel
Terrell Starks 526 Bay Point Dr. Gallatin, TN 37066	New Owner	043 07 0 023.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared by the information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Gay Lynn Ryman** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Terrell Starks**, (The "Grantee"), Grantee's successors and/or assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, being more particularly described as follows, to wit:

BEING lots Nos. 129 and 130 on the plan of Anderson Estates of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by quit claim deed from Kenneth Keller and wife, Deborah Keller to Gay Lynn Ryman of record in Instrument Number 20190102-0000484 int the Registers Office for Davidson County, Tennessee.

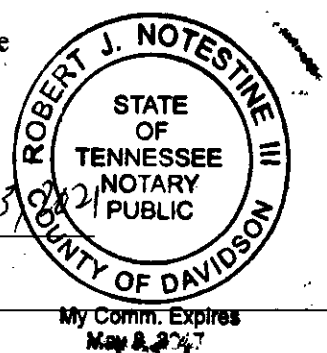
This is improved property known as 308 McArthur Drive, Nashville, Tennessee 37115.

STATE OF TENNESSEE}
COUNTY OF RUTHERFORD}

The actual consideration or value, whichever is greater for this transfer is $130,000.

Affiant

Subscribed and sworn to before me
This 27th day of January, 2021.



Notary Public

My Commission Expires: May 8, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of January, 2021.

Gay Lynn Ryman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gay Lynn Ryman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at on this 27th day of January, 2021.

Notary Public

My Commission Expires: May 7, 2021

STATE OF TENNESSEE NOTARY PUBLIC
ROBERT LAINE III
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021