Karen Johnson Davidson County
Batch# 635084 DEEDWARR
05/13/2021 09:37:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210513-0064568

JASON STARLING, TRUSTEE FOR THE IRREVOCABLE TRUST AGREEMENT OF LINDA SUE STARLING, DATED MARCH 15, 2021

TO: *WARRANTY DEED*

AUBREY B. SALING

THIS WARRANTY DEED OF REALTY, executed as of the 7th day of May, 2021, by Grantor, JASON STARLING, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF LINDA SUE STARLING, DATED MARCH 15, 2021, to Grantee, AUBREY B. SALING, a married woman:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, and bounded and described as follows:

Tract I:
Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Section II, of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tract II:
Being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows:
Beginning at an existing iron pin lying at the Northeast corner of herein described parcel, also being the Northeast corner of said Chuck Crook property, said point further described as being Southeast corner of Lot No. 42 of Connell Estates, Section II (Plat Book 2900, Page 150), and also lying in the West line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot No. 20 of said Mansker Heights, South 6 degrees, 16 minutes, 32 seconds West, a distance of 82.00 feet to a set iron pin lying at the Northeast corner of Lot No. 1 of Squires Point Subdivision, Section II (Plat Book 7146, Page 54); thence running with the North line of said Lot No. 1, North 84 degrees, 54 minutes, 43 seconds West, a distance of 195.32 feet to a set pin in the South line of said Connell Estates; thence with the South line of and said Lot No. 42, North 72 degrees, 29 minutes, 46 seconds East, a distance of 213.40 feet to the point of beginning and containing 8007 square feet, according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995. Tract II has no access or road frontage and contains less

Connie Stroud, Register
Robertson County Tennessee
Rec #: 316717 Instrument #: 381737
Rec'd: 15.00 Recorded
State: 928.70 5/10/2021 at 8:56 AM
Clerk: 1.00 in Record Book
Other: 2.00 2068
Total: 946.70 PGS 149-151

than 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Being the same property conveyed to Jason Starling, Trustee under the Irrevocable Trust Agreement of Linda Sue Starling, dated March 15, 2021, by Quitclaim Deed from Linda S. Starling, dated March 15, 2021, recorded March 16, 2021 at 9:30 AM, appearing of record in Instrument No. 20210316-0034611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Franklin L. Starling and wife, Linda S. Starling by Special Warranty Deed, from HSBC Bank USA, dated March 10, 2006, appearing of record in Instrument No. 20060321-0032264, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Plan Book 200, Page 130, Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

THE IRREVOCABLE TRUST AGREEMENT OF LINDA SUE STARLING, DATED MARCH 15, 2021

By: _____ Trustee
JASON STARLING, TRUSTEE

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jason Starling, Trustee under The Irrevocable Trust Agreement of Linda Sue Starling, Dated March 15, 2021, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of May, 2021

My Commission Expires: 9/20/2021

_____
Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

Aubrey B. Saling

104 Dorr Drive
Goodletsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
104 Dorr Drive
Goodletsville, TN, 37072

Map and Parcel No.
018-12-0-037.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$251,000.00** which amount equal to or greater than the amount which the property transferred would command ~~at a~~ fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **7th day of May, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/2021

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172