NAME AND ADDRESS OF NEW OWNERS:
William Starr
3000 Hillsboro Pike #68
Nashville, TN 37215

SEND TAX BILLS TO:
William Starr
45 S. Yates Rd.
Memphis, TN 38120

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 645211 DEEDWARR
05/27/2021 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20210527-0071852

WARRANTY DEED

(Map/Parcel 117030A06800CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Myron M. Wessel and Sherry Wessel, husband and wife,** have bargained and sold and do hereby transfer and convey unto **William Starr and Deborah Starr, husband and wife,** their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 68 as shown on the Plat of Versailles Apartments, Condominium apartments, of record in Plat Book 5050, page 80, and Surveyor's Certificate of Correction in Book 5171, page 153, said Register's Office, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 7770, page 955 and Book 8434, page 719, and By-Laws of record in Book 5168, page 961, amended in Book 5589, page 367 and Book 5659, page 641, and re-recorded in Book 5667, page 375, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Myron M. Wessel and Sherry Wessel, husband and wife, by Warranty Deed from Karen M. Graham, Trustee of the Karen Graham Family Trust under Agreement dated August 2, 2016. Said Warranty Deed is dated April 23, 2018 and recorded in Instrument No. 20180424-0038366. Note: Mr. Wessel's middle initial was shown incorrectly as W. on the Deed of record in Instrument No. 20180424-0038366, said Register's Office.

Subject to Master Deed of record in Book 5168, page 944, Book 770, page 955 and Book 8434, page 719; Amended By-Laws of record in Book 5589, page 367, Book 5659, page 641 and Book 5667, page 375; Easement to Comcast of record in Instrument No. 20171127-0120858; charter of Homeowners Association of record in Book 5179, page 858; Easement for Sanitary Sewer of record in Book 4158, page 34 and Book 3531, page 592; Access Easement of record in Book 4240, page 209 and Book 5221, page 681; any and all matters of record and as shown on plat of record in Book 5050, page 80; all of the Register's Office of Davidson County, Tennessee.

Improved property known as 3000 Hillsboro Pike, #68, Nashville, TN 37215

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing and assumed by the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 25th day of May, 2021.

Myron M. Wessel

Sherry Wessel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Myron M. Wessel and Sherry Wessel,** the within bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument (Warranty Deed), for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 25th day of May, 2021.

My Commission Expires:

9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$329,000.00,** which amount if equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 25th day of May, 2021.

Affiant

My Commission Expires:

9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Notary Public

True Copy Certification

I, Spencer Gross, 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 Williamson

Personally appeared before me, W. Brad Lehman, a notary public for this county and state, Spencer Gross, 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: 09/21/2024

