Karen Johnson Davidson County
Batch# 686484 DEEDWARR
07/29/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20210729-0102173

Name and Address of New Owner:
Elizabeth Dansky Star and Lori Nicole Star
6022 Sedberry Road
Nashville, TN 37205

Send Tax Bills To:
Elizabeth Dansky Star and Lori Nicole Star
6022 Sedberry Rd.
Nashville, TN 37205

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 116-13-0A-004.00-CO

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, **Kathleene Wooldridge and Andrew Wooldridge, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lori Nicole Star & Elizabeth Dansky Star, a married couple tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Building Site No. 36-B as shown on Plat of Sedberry Place, of record in Plat Book 5050, Page 15, which is a condominium plat of Lot 35 and Lot 36 of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for Davidson County, Tennessee, Said Plat of Sedberry Place does not specifically refer to "Sedberry Place" but the plat which is of record in Plat Book 5050, page 15, in said Register's Office is also to be known as a plat of "Sedberry Place", a condominium. See also Master Deed establishing a Horizontal property Regime of Sedberry Place Homeowners Association, Inc., recorded in Book 5095, page 181, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleene Wooldridge and Andrew Wooldridge, wife and husband, by Warranty Deed from William L. Campbell and Anastasia Campbell, husband and wife, of record in Instrument No. 20140709-0060222 Register's Office for Davidson County, Tennessee, dated June 17, 2014 and recorded on July 9, 2014. (Value of consideration shown in aforementioned deed $383,000.00.)

Being also known as 6022 Sedberry Road, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2021.

_____ (SEAL)
Andrew Wooldridge

_____ (SEAL)
Kathleene Wooldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Wooldridge and Kathleene Wooldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 23rd day of July, 2021.

_____
Notary Public
My commission expires: 5-5-2025

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 $635,000.00, 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
23rd day of July, 2021.

_____
Notary Public
My commission expires:_____

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

File No. 2021-1698

Certificate of Authenticity

I, Alexandra McDaniel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

Date

Affiant Signature

7/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025