WARRANTY DEED

Karen Johnson Davidson County
Batch# 693338 DEEDWARR
08/09/2021 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $85.10
20210809-0106874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY 2021.

Notary Public

MY COMMISSION EXPIRES:

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021070210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cheri Baker and David Starnes, Jr.		
(NAME) 5229 RYAN ALLEN CIR.	(NAME) Same As New Owner	Map-Par. 070-08-0-018.00
(ADDRESS) WHITES CREEK, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWENTY-THREE THOUSAND AND NO/100 Dollars ($23,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERI BAKER AND DAVID STARNES, JR., TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 186, as shown on the map entitled J.B Haynie's Republican Plan, (a Subdivision of Lots 1 and 2 of the "Free Silver Plan" of record in Book 161, page 76), of record in Book 161, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES E. BROWN, by deed from CLAUDIA C. BONNYMAN, DEPUTY CLERK AND MASTER, of record as Instrument No. 20000501-0042955, dated January 19, 2000, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 8281, page 497, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 806 W. Trinity Lane, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this 29 Day of July 2021.

James E. Brown By Joe E. Brown AS ATTY. IN FACT BY POA

James E. Brown by Joe E. Brown as Attorney in Fact
By POA 202108090106873

STATE OF Tennessee

County OF Davidson

Before me, Maxine J. Rucker , a Notary Public for the County of and State of Tennessee, do hereby certify that James E. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of July, 2021.

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

(SEAL)

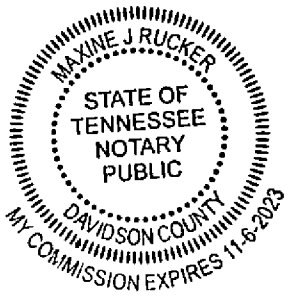
Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

STATE of Tennessee
COUNTY of Davidson

On July 28, 2021, before me personally appeared Joe E. Brown, to me known to be the person who executed the foregoing instrument on behalf of James E. Brown as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said James E. Brown.

Witness my hand and official seal.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 8/04/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

