THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,050,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN KYLE STARK	owner	MAP 104-16-0-
1708 Linden Avenue		PARCEL 157.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peter Donofrio and wife, Kathleen Donofrio**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN KYLE STARK**

HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly one-half of Lot No. 160 on the Plan of Belmont Company's Plan of Lots Called "Belmont Heights" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said easterly one-half of Lot 160 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 176 feet. more or less, to an alley to the rear of said property.

Being the same property conveyed to Peter Donofrio and wife, Kathleen Donofrio by Warranty deed from Jerry W. Owens, an unmarried man of record in Instrument No. 20060707-0081496 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 07, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) Easements of record in Book 4207,page 474 and Instrument 20080325-0029510; (4) All visible easements; (5) All matters appearing on the plan of record in Book 421, page 34; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1708 Linden Avenue, Nashville, TN 37212.**

Karen Johnson Davidson County
Batch# 728307 DEEDWARR
10/01/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20211001-0132110

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.

Witness our handsthis the 23 day of September, 2021.

Peter Donofrio by Ruby Elshafei, attorney in fact

Peter Donofrio by Ruby Elshafei, Attorney-in-Fact

Kathleen Donofrio by Ruby Elshafei, attorney in fact

Kathleen Donofrio by Ruby Elshafei, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruby** Elshafei with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Peter Donofrio and Kathleen Donofrio,** as their Attorney in Fact, as the free act and deed of the within named **Peter Donofrio and Kathleen Donofrio..**

Witness my hand and official seal this the 23 day of September, 2021.

My Commission expires 1-2-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

True Copy Certification

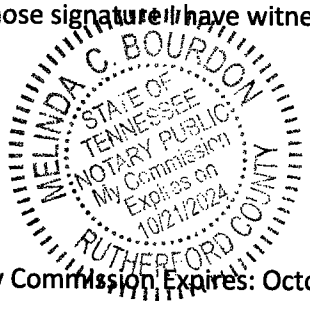
I, Edward Cooper, do hereby make oath that I am the licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to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

Edward Cooper
Dated: September 23, 2021

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Melinda C. Bourdon

My Commission Expires: October 21, 2024

DATED: September 23, 2021