Name and Address of New Owner:
Patrick Starnes and Jacqueline D. Starnes
4205 Ashland City Highway
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06911001100

Karen Johnson Davidson County
Batch# 730676 DEEDWARR
10/05/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20211005-0133921

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, **Jermaine M. Hines and Aqui Hines, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Starnes and Jacqueline D. Starnes, Husand and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Partition of Real Estate of Elias Simpkins, deceased, as of record in Plat Book 2, Pages 64 and 65, Register's Office for a more complete and accurate legal description.

Being the same property conveyed to Jermaine M. Hines and Aqui Hines, husband and wife by Quitclaim Deed from Tammy Mellons, Trustee dated March 22nd 2018 and recorded April 4th 2018 of record in Instrument No. 20180404-0031549 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4205 Ashland City Hwy, Nashville, TN 37218

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 28th day of September, 2021.

_____(SEAL)
Jermaine M. Hines

_____(SEAL)
Aqui Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2021, before me personally appeared Jermaine M. Hines and Aqui Hines, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

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 $386,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.

_____
Notary Signature
My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 September 28th, 2021.

Affiant Signature

9/28/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 7-8-22

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