RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2828-2021

Karen Johnson Davidson County
Batch# 768469 DEEDWARR
12/06/2021 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20211206-0161384

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol K. Stark and Jon P. Krawcyk 4958 Edmonson Pike Nashville, TN, 37211	Same address as new owner	147/07/0B-18.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($140,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLES SETTLES AND WIFE, DANIELLE A. SETTLES** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAROL K. STARK AND JON P. KRAWCYK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-18 on the Plan of Woodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Settles and wife, Danielle A. Settles, from Gwendolyn McAdams, by Warranty Deed dated October 12, 2007 and recorded October 24, 2007 in Instrument #20071024-0125669, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

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

WITNESS MY/OUR HANDS, this 5th day of October, 2021

GRANTOR(S)

Charles Settles

Danielle A. Settles

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Charles Settles and Danielle A. Settles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of October, 2021.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/5/21 (date of document).

Jennifer L. Pennell

10/5/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of October, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

