Karen Johnson Davidson County
Batch# 779189 DEEDWARR
12/23/2021 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211223-0169697

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $350.000 Affiant Subscribed and sworn to before me This 17th day of December, 2021. Notary Public My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner as:	Tax Bill To:	Map / Parcel
Renee Lamborn 2332 Franco Road Nashville, TN 37115	New Owner	Map 043 14 0B, Parcel 032.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, **Terrell Lee Starks, unmarried** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jean Renee Lamborn, an unmarried woman** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

> **Land in Davidson County, Tennessee, being Lot 32 on the final Plat of Lanier Park, Phase One, a Planned Unit Development, as of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

Being the part of same property conveyed to Byron Israel Virula by Warranty Deed from Old South/Craighead Joint Venture, a Tennessee Joint Venture, dated 08/23/2013 and recorded 08/26/2013, of record in Instrument No. 20130826-0089523, Register's Office for Davidson County, Tennessee.

Being the part of same property conveyed to Grantor by Final Decree Certifying Sale, dated 11/18/2016 and recorded 12/09/2016, of record in Instrument No. 20161209-0129546, Register's Office for Davidson County, Tennessee.

Being the part of the same property conveyed to Grantor by Default Judgment against Byron Israel Virula, Case No. 18-986-I, dated 02/27/2019, of record in Instrument No. 20190306-0020457, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2332 Franco Road, Nashville, Tennessee 37115.

This Conveyance is subject to the following:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat of record in Plat Instrument No. 20022102-20129511, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, easements and restrictions recorded in Instrument No. 20020619-0074290, and as amended in Instrument No. 20070813-0096820, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

4. Storm Water Detention Agreement of record in Instrument No. 20020307-0028887, Register's Office for Davidson County, Tennessee.

5. Grant of Easement including terms and conditions thereof as recorded in Instrument No. 20170206-0012424, Register's Office for Davidson County, Tennessee.

6. By Laws of Lanier Park Homeowners Association, Inc., of record in Instrument No. 20060615-0071685, Register's Office for Davidson County, Tennessee.

7. Charter of Lanier Park Homeowners Association, Inc., of record in Instrument No. 20060615-0071684, Register's Office for Davidson County, Tennessee.

8. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as

defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and her assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and his assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and her assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 17th day of December, 2021.

Terrell Lee Starks

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Terrell Lee Starks, the Grantor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 17th day of December, 2021.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

My Commission Expires: _____ Notary Public

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/17/2021.

Kimberly D Hicks
Affiant
Date: 12/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON