Karen Johnson Davidson County
Batch# 781434 DEEDWARR
12/29/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20211229-0171247

WARRANTY DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me
This 3rd day of November, 2021.

Notary Public

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6 2024

My Commission Expires: 03/06/24

Address New Owners as:	Tax Bill To:	Map / Parcel
Terrell Starks **526 Bay Point Dr.** **Gallatin, TN 37066**	New Owner	162 01 0E 012.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

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 sufficiency of all of which are hereby acknowledged, **Alceyone G. Arnold, an unmarried woman** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Terrell Starks, an unmarried man** (the "Grantee"), a certain tract or parcel of land Davidson County, Tennessee, being more particularly described as follows, to wit.

A certain Planned Unit Development in Davidson County, Tennessee, being Lot NO. 12 on the Plan of Park Court, of record in Book 6900, Page 967, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Alceyone Arnold by Warranty Deed Stanley A. Whitney and wife, Audra A. Whitney, dated May 27. 1994, of record in Instrument No. 00009364-0000674 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 523 Park Court, Nashville, TN 37211.

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

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

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

Executed on this 3 day of November, 2021.

Alceyone G. Arnold

Alceyone G. Arnold

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Alceyone G. Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this 3rd *day of* November, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves

Notary Public

My Commission Expires: 03-06-24

Certificate of Authenticity

I, Robert J. Notestine do herby 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 11/03/2021.

12/22/2021
AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22nd day of Dec., 2021.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024