Karen Johnson Davidson County
Batch# 825388 DEEDWARR
03/21/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20220321-0032192

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Damian Davon Starks and Charles Henry Starks	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 4000 UNIVERSITY AVE	(NAME) 4000 UNIVERSITY AVE	0630800400
(ADDRESS) OLD HICKORY TN 37138	(ADDRESS) OLD HICKORY, TN 37138	
(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, **Essie Mae Rolack, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damian Davon Starks, an unmarried man, and Charles Henry Starks, a married man** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1 AND 3, BLOCK X, HADLEY BEND CITY, AS SHOWN ON PLAT OF RECORD IN PLAT OF RECORD IN PLAT BOOK 421, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Essie Mae Rolack, unmarried, by virtue of that certain Warranty Deed dated December 20, 2005, and being of record at Instrument No. 20051228-0155730 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 4000 University Ave Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of March, 2022.

Essie Mae Rolack

Essie Mae Rolack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Essie Mae Rolack** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of March, 2022.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-3-25

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 3/11/22.

Affiant Signature

3/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY