WARRANTY DEED

Karen Johnson Davidson County
Batch# 833180 DEEDWARR
04/01/2022 12:01:48 PM 3 pgs
Fees: $18.00 Taxes: $999.00

20220401-0038087

Y-VRES-22-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH 2022.

Notary Public

MY COMMISSION EXPIRES: 07/08/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wallace Opportunity Investments, LLC	**NEW OWNER**	
(NAME)	(NAME)	**081-06-0-217.00**
19030 E. Ryan Rd.		
(ADDRESS)	(ADDRESS)	
Queen Creek, AZ 85142		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOVENIA STARNES AND NOLAN ORENTHAL STARNES, SINGLE AND NATHANIEL ORLANDO STARNES, JR. AND MELVIN EUGENE STARNES, JR., MARRIED AND CHRISTOPHER TYRONE STARNES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALLACE OPPORTUNITY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cumberland Gardens, Section Four of record in Plat Book 3106, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 50 feet on the easterly side of Salem Mason Drive, and extends back between Lines, 129.8 feed on the northerly said and 130.8 feed on southerly side to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Mal Starnes by Warranty Deed from Frank G. Hoggett and wife, Mary Louise Hoggett, of record in Book 4162, Page 564, Register's Office for Davidson County, Tennessee, dated August 17, 1967 and recorded on August 17, 1967.

Said Mal Starnes died testate on February 6, 1992 leaving Last Will and Testament filed for Probate in Docket No. 98711, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Brenda Whitmore is named Executor of the Estate of Mal Starnes, Jr., deceased. Melvin Eugene Starnes and Nathaniel Orlando Starnes are named as devisees. Brenda Whitmore is devised a life estate. Affidavit of Inheritance of record in Book 8712, Page 871, said register's office.

Said Melvin Eugene Starnes died testate on April 18, 1992 with probate filed of record in Docket No. 99275 Chancery Court of Davidson County, Tennessee. The decedents interest in the subject property is vested in the names of the devisees, Melvin Eugene Starnes, Jr. and Christopher Tyonn Starnes, per last will and testament and affidavit of heirship recorded simultaneously herewith.

Said Nathaniel Orlando Starnes died testate on May 12,2010 , leaving Last Will and Testament filed for Probate in Docket No. 10P1087 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, is named Executor of the Estate of Nathaniel Orlando Starnes, Sr., deceased; and of record in Instrument No. 20131211-0125604, said register's office. The decedent's interest in the subject property is vested in the names of, Lovenia Faye Starnes, Nathaniel Orlando Starnes, Jr., and Nolan Orentheal Starnes, devisees.

Said Brenda Whitmore became deceased on April 17, 2021, thereby terminating said life estate.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3106, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004 Salem Mason Dr, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF MARCH, 2022.

Lovenia Starnes

Nolan Orenthal Starnes

Nathaniel Orlando Starnes, Jr.

Melvin Eugene Starnes, Jr.

Christopher Tyrone Starnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOVENIA STARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOLAN ORENTHAL STARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL ORLANDO STARNES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

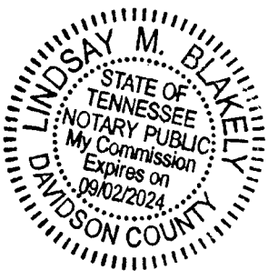
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN EUGENE STARNES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER TYRONE STARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212