Karen Johnson Davidson County
Batch# 834974 DEEDWARR
04/05/2022 01:39:24 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220405-0039364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd., Smyrna, TN 37167

File No.: 1046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Summit Builders Corp	New Owner	102-04-0-055.00
(NAME)	(NAME)	
319 Hickerson Dr Suite A		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANTHONY DALE STARNES AND DENITA ~~MARIE~~ STARNES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUMMIT BUILDERS CORP, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: MARIE DMS

Land in Davidson County, Tennessee, being Lot No. 757 on the Plan of Charlotte Park, Section Twelve of record in Plat Book 2900, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Dale Starnes and Denita Marie Starnes, husband and wife by Warranty deed from Ruth B. Knies as successor Trustee of the Oscar J. and Ruth b. Knies Real Estate Trust and Individually as Beneficiary of record in Book 11469, page 887, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 07, 1999.

unimproved ☐
This is improved ☒ property, known as 6508 Premier Dr, Nashville, TN 37209
(House No.) (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 successors 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 successors 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 our hands this the 1st day of April, 2022.

Anthony Dale Starnes

Anthony Dale Starnes

~~Denita Maria Starnes~~

DMS Denita Marie Starnes

State of Tennessee
County of Stewart

On this 1st day of April, 2022; before me personally appeared Anthony Dale Starnes and Denita ~~Maria~~ marie Starnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) fee act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Notary's Signature — My Commission Expires May 16, 2023

My commission expires: _____

(Seal)

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY