Karen Johnson Davidson County
Batch# 850173 DEEDWARR
05/03/2022 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $836.20
20220503-0051473

WARRANTY DEED

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

Y-BE-22-1727

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-28-2026
(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)
Craig Stafford and Theresa Isaacson	Oakstar Bank	
(NAME) **1727 24th Ave N**	(NAME) 1020 E Battlefield Street	**081-10-0-199.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Springfield, MO 65807	
(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, NOLAN ORENTHAL STARNES, NATHANIAL ORLANDO STARNES, JR., MELVIN EUGENE STARNES, JR., AND CHRISTOPHER TYRONE STARNES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG STAFFORD, A SINGLE PERSON, AND THERESA ISAACSON, A SINGLE PERSON,** 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. 125 on the Plan of Map of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract of record in Plat Book 161, Page 155, 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. 125 fronts 50 feet on the Westerly side of 24th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mal Starnes, Jr. by Installment Deed from Lillian W. Cohen of record in Book 4416, Page 917, Register's Office for Davidson County, Tennessee, dated May 06, 1970 and recorded on May 12, 1970.

The said Mal Starnes, Jr. died unmarried on February 6, 1992 and pursuant to his Last Will and Testament of Mal Starnes, Jr., admitted to probate Docket Number 98711, Probate Court for Davidson County, Tennessee, subject property was devised to his sons, Melvin Eugene Starnes and Nathaniel Orlando Starnes.

The said Melvin Eugene Starnes, Sr., died unmarried on April 8, 1992 and Petition to Probate having been entered in Docket 99275, Probate Court for Davison County, Tennessee, however no Last Will and Testament was ever admitted for probate and subject property having vested in Melvin Eugene Starnes, Jr., and Christopher Tyronne Starnes, as his sole heirs at law. See Affidavit of Inheritance of record in Book 8754, page 72 and Affidavit of Heirship of record in Instrument Number **20220427-0048292**, Register's Office for Davidson County, Tennessee. Melvin Eugene Starnes, Jr., and Christopher Tyronne Starnes both having reached the age of majority.

The said Nathaniel Orlando Starnes having died unmarried on May 12, 2010, and pursuant to his Last Will and Testament admitted to probate, Docket No. 10P-1087, Seventh Circuit for Davidson County, Tennessee, his interest in subject property having vested in his children, Lovenia Faye Starnes, Nathaniel Orlando Starnes, Jr., and Nolan Orentheal Starnes, beneficiaries of his residuary estate. Said Last Will and Testament of record in Instrument Number 20131211-0125604, Register's Office for Davidson County, Tennessee.

The Estate of Mal Starnes, Jr., having been reopened in order to administer remaining properties and Order Approving the Sale of subject property, Docket No. 98771, Seventh Circuit Court for Davidson County, Tennessee, entered on March 18, 2022 and reapproved, upon hearing on April 22, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to City of Nashville of record in Book 2341, Page 263, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4030, Page 922, in the Register's Office for Davidson County, Tennessee.
- Division of Weights and Measures of record in Book 4095, Page 505 and Book 4313, Page 616, in the 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: **1727 24th Ave N, 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 25th DAY OF APRIL, 2022.

Lovenia Starnes

Nolan Orenthal Starnes

Nathanial 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 25th of April, 2022.

Notary Public:
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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 25th of April, 2022.

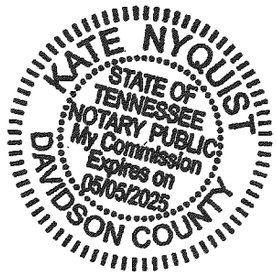
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIAL 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 25th of April, 2022.

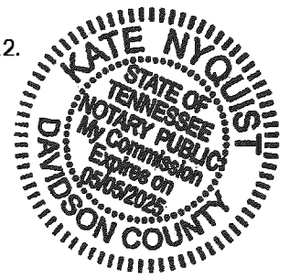


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 25th of April, 2022.

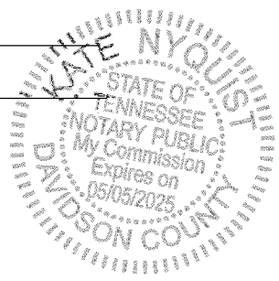


Notary Public
My Commission Expires: _____
(SEAL)

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 25th of April, 2022.



Notary Public
My Commission Expires: _____
(SEAL)

Certificate of Authenticity

I, Nick Harris, 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 4/25/2022.

Date

Affiant Signature

4/25/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY