**Prepared By & Return To:**
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1647

STATE OF ~~TENNESSEE~~ Florida (CS)
COUNTY OF ~~Wilson~~ Duval (CS)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

Karen Johnson Davidson County
Batch# 869397 DEEDWARR
06/10/2022 09:52:21 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20220610-0066173

CHERIE M SMITH
Notary Public - State of Florida
Commission # GG 293656
My Comm. Expires Jan 22, 2023
Bonded through National Notary Assn.

SUBSCRIBED AND SWORN TO THIS 6th day of June, 2022

Cherie M. Smith
Notary Public

Commission Expires: Jan. 22, 2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| SG Holding Inc<br>417 Ridgecrest Lane<br>Lebanon, TN 37087 | NEW OWNER<br>417 Ridgecrest Lane<br>Lebanon, TN 37087 | 150-11-0-129.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Jesse Starr, a married man and Dana Gruebel**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SG Holding Inc., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 288 on the Plan of Towne Village of the Country, Section Three, of record in Plat Book 5200, Pages 268 and 269, 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 Charles J. Starr, a single man by Warranty Deed from Mark Housley, a single man of record in Instrument No. 20061106-0137659, Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 06, 2006. (Value of consideration shown in aforementioned deed $117,500.00.) Said Charles J. Starr having died intestate on or about March 18, 2022. Reference is made to the affidavit of heirship for Charles J. Starr, signed by Thrower Starr,

naming Jesse Starr and Dana Gruebel as the sole heirs of Charles J. Starr, deceased, of record in the Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on _____, 2022. Reference is further made to the affidavit of heirship for Charles J. Starr, signed by Joan Thomas, naming Jesse Starr and Dana Gruebel as the sole heirs of Charles J. Starr, deceased, of record in the Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on _____, 2022.

*****SUBJECT PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR*****

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3352 Towneship Road, Antioch, TN 37013

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 so 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.

Dated this the 6th day of June, 2022.

Jesse Starr

Dana Gruebel

STATE OF Florida
COUNTY OF Duval

On this day of June, 2022, before me personally appeared Jesse Starr 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2022.

Notary Signature
My commission expires: Jan. 22, 2023

CHERIE M SMITH
Notary Public - State of Florida
Commission # GG 293656
My Comm. Expires Jan 22, 2023
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Duval

On this day of June, 2022, before me personally appeared Dana Gruebel, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2022.

Cherie M. Smith
Notary Signature
My commission expires: Jan. 22, 2023

