Karen Johnson Davidson County
Batch# 871849 DEEDWARR
06/15/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220615-0068438

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Michele Lynn Starrett
109 Stonehouse Dr.
Gallatin TN 37066

SEND TAX BILL TO:
Owner
"
"

MORTGAGEE:
None

Map/Parcel
#086080A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties LLC, a Tennessee limited liability company, and William D. Carver, Jr. and Daysha S. Carver, husband and wife,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michele Lynn Starrett**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 427 of Final P.U.D. Plan, Phase II, Camden Woods,** as shown by plat and survey of record in Plat Book 6900, page 735, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee Limited Liability Company and William D. Carver, Jr. and Daysha S. Carver, husband and wife, by Warranty Deed dated April 29, 2022, from Patricia M. Smith f/k/a Patsy M. White, an unmarried woman, of record in Instrument #20220517-0056641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **2176 Strombury Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever, and, GRANTORS do covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 THE HANDS OF THE UNDERSIGNED, this the **7th** day of **June, 2022.**

Engauge Properties LLC, a Tennessee limited liability company

By: _____
Christopher Gauger, Chief Manager

By: _____
Allison Gauger, Secretary

_____
William D. Carver, Jr.

_____
~~Daysha~~ S. Carver
Daysha

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger and Allison Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary, respectively, of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as such officers.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

***Daysha**

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Carver, Jr. and ~~XXXXX~~ S. Carver**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 7th day of June, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

File No. 22057040

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-07-2022 (date of document).

Affiant Signature

6-9-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY