Karen Johnson Davidson County
Batch# 985495 DEEDWARR
03/28/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230328-0022320

WARRANTY DEED

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2023.

Chelsea Shores
Notary Public

MY COMMISSION EXPIRES: 11/28/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Patrick Starkweather and Alejandra Starkweather	Guaranty Home Mortgage Corporation	Parcel ID: 076 05 0 032.00 and
(NAME) 4924 Leesa Ann Ln	(NAME) 10 Lea Avenue	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melissa Nicole Hensley, formerly known as Melissa Nicole Gehlbach and Jeremy Hensley, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Patrick Starkweather and Alejandra Starkweather, husband and wife**, 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. 29 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Nicole Hensley, formerly know as, Melissa Nicole Gehlbach, unmarried from Hector Vazquez by Warranty Deed dated April 16, 2019 and recorded on April 22, 2019 in Instrument No. 20190422-0036474, Register's Office for Davidson County, Tennessee.

Jeremy Hensley, executes this instrument for the sole purpose of disclaiming and/or conveying any interest, marital or otherwise, that he/she might have in the described property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4924 Leesa Ann Ln. Hermitage, TN 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 Grantees, their heirs 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 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 our hands this 27 day of March, 2023

Melissa Nicole Hensley, f/k/a Melissa Nicole Gehlbach

Jeremy Hensley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Melissa Nicole Hensley f/k/a Melissa Nicole Gehlbach and Jeremy Hensley, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of March, 2023.

Notary Public

My Commission Expires: 4/20/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 27, 2023.

J. Carlton Drumwright

March 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY