Karen Johnson Davidson County
Batch# 1047516 DEEDWARR
09/07/2023 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,285.75
20230907-0070417

Name and Address of New Owner:
Aceking Roland Tumapat
5103 Whitaker Drive
Nashville, TN 37211

Send Tax Bills To:
Mutual Of Omaha Mortgage, Inc
3131 Camino Del Rio North, Suite #1100
San Diego, CA 92108

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-05-0C-114-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Heath Starkey, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aceking Roland Tumapat, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 14 on the Plan of Huntington Park as described in Master Deed of record in Book 8813, Page 573, amended in Book 9018, Page 56, 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 Heath Starkey, by Warranty Deed dated March 29, 2021 from MJT Enterprises, LLC, a Tennessee Limited Liability Company, recorded March 30, 2021 in Instrument No. 20210330-0041453 in the Register's Office.

This property more commonly known as 5103 Whitaker Drive, Nashville, TN 37211

Jocelyn Nicole Starkey did not occupy this property as a primary residence or marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 05 day of September, 2023.

_____(SEAL)
Heath Starkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of September, 2023, before me personally appeared Heath Starkey, 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 5 day of September, 2023.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $347,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
05 day of September, 2023.

Notary Public
My commission expires:
File No. 2023-6320-SK

KIM A LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9.5.2023 (date of document).

Affiant Signature

9.5.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 5TH day of SEPTEMBER, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25