Karen Johnson Davidson County
Batch# 1047617 DEEDWARR
09/08/2023 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20230908-0070536

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37837	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 7th day of September, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Star Investment Properties LLC 184 W. Shugart Ridge Road Gardendale, AL 35071	New Owner	Map and Parcel No.: 104140G01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Joe Shane Ligon, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Star Investment Properties LLC, an Alabama limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 16 Westlake Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of September, 2023.

Joe Shane Ligon, by George E. Mudter, Jr., his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joe Shane Ligon, and he is authorized by Joe Shane Ligon to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of September, 2023.

Notary Public

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/2/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of (Revised) Whitworth Phase 01 as of record in Plat Book 7900, page 140-144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joe Shane Ligon, unmarried, by Quitclaim Deed dated June 4, 2015 from George E. Mudter, Jr., Trustee, of record in Instrument No. 20150604-0052535, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104140G01300CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305 amended in Book 8282, page 45, Book 8830, page 249 and Book 9778, page 27, Register's Office for Davidson County, Tennessee. First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20100615-0046543 as corrected in Scrivener's Affidavit recorded as Instrument No. 20160919-0098409, and as amended by First Amendment to the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
3. First Amendment to By-Laws of Whitworth Homeowners Association, Inc., of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, page 29, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 7900, page 140-144, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 830, Register's Office for Davidson County, Tennessee.
7. Easement for sewer to the City of Nashville of record in Book 3467, page 194 and in Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains to Metropolitan Government of Nashville and Davidson County of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/7/23 (date of document).

Affiant Signature

9/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023