Karen Johnson Davidson County
Batch# 1068512 DEEDWARR
11/03/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20231103-0086335

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Keith Starks	New Owner	
(NAME) 1207 Cabanan Cir	(NAME) 1207 Cabanan Cir	10803020000
(ADDRESS) Nashville TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TK H20 IV Hydration & Wellness Cafe LLC, a Georgia Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Keith Starks** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. Lot No. 80B on the plan of the Zone Lot Division of Lots 77-81, Patio Villa, Section Four, as of record in Book 6250, Page 823, Register's Office for said County and State, to which plan specific reference is hereby made for a specific description of metes and bounds.

Being the same property conveyed to TK H20 IV Hydration & Wellness Cafe, LLC, a Georgia limited liability company, by virtue of that certain Quit Claim Deed dated August 31, 2022, and being of record at Instrument No. 20220906-0099685, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Kathy L. Starks a/k/a/ Kathy L. Walker by virtue of CASH Deed dated December 16, 1999 at Instrument No. 19991229-0308196, in the amount of $63,350.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office at Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 1207 Cabana Cir Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of October, 2023.

TK H20 IV Hydration & Wellness Cafe LLC,

Kathy L Walker

Kathy L Walker, member

State of ~~Tennessee~~ Georgia

County of ~~Davidson~~ Henry

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kathy L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Mmber of TK H2O IV Hydration & Wellness Cafe, LLC., a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Notary Public

My Commission expires: October 25, 2024

APRIL DABNEYFROE NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES OCTOBER 25, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 October 31, 2023.

Affiant Signature

10/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026