Karen Johnson Davidson County
Batch# 1097631 DEEDWARR
02/05/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240205-0007680

# WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

GROVE-T24008

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF February, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**TITLE SOLUTIONS, LLC**
111 Maple Row Blvd.
Hendersonville, TN 37075

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Keith Groves and Karen P. Groves | NEW OWNERS | 11-30 |
| 2934 Greer Road | 2610 South Mt. Pleasant Rd. | |
| Goodlettsville, TN 37072 | Greenbrier, TN 37073 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JASON STARLING, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF LINDA SUE STARLING, DATED MARCH 15, 2021, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEITH GROVES AND KAREN P. GROVES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, State of Tennessee, described as Tract No. 6 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License NO. 145, as follows, to-wit:

Beginning at an iron pin in the easterly margin of Greer Road, said point being the northwest corner of the property conveyed to Robert L. Hullett, et ux, of record in Deed Book 9800, Page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCR); thence with said margin of said road on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41' 25", a pin, a corner to Tract 5 of said survey; thence with the line of Tract 5, South 82 degrees 22' 03" West 1,320.00 feet to the point of beginning, and containing 5.40 acres, more or less.

Being the same property conveyed to Jason Starling, Trustee under the Irrevocable Trust Agreement of Linda Sue Starling, dated March 15, 2021 by deed from Linda S. Starling of record in Instrument No. 202103160034610, recorded on 03/16/2021, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

( ) improved
This is ( X ) unimproved property known as 2934 Greer Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 2nd day of February, 2024 :

Jason Starling, Trustee

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **JASON STARLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Trustee UNDER THE IRREVOCABLE TRUST AGREEMENT OF LINDA SUE STARLING, DATED MARCH 15, 2021,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **JASON STARLING** as **TRUSTEE**.

Witness my/our hand(s) this 2 day of Feb, 2024.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

**Tennessee Certification of Electronic Document**

I, Lindsay Lehn, 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 2/02/2024 (date of document).

Affiant Signature

2/02/2024
Date

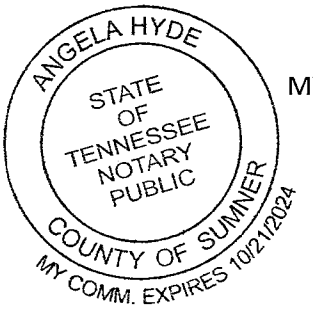
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of February, 2024.

Notary's Signature

NOTARY'S SEAL




MY COMMISSION EXPIRES: