Name and Address of New Owner:
Hirlaxmi Trust
24 Greenway Plaza, Suite 1800
Houston, TX 77098
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1111992 DEEDWARR
03/18/2024 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20240318-0018466

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 051-00-0-072

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, **Larry E. Starling, Andrew Clifford Starling, Deborah Denise Starling, Tom Edward Starling, III, and Linda Starling, heirs to the Estate of Tom Edward Starling**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Todd Jackson, Manager of Virtue Private Client, LLC, Trustee of the Hira Laxmi Trust, dated December 20 , 2022,** "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:

Being in the 11th Civil District of said County, and bounded on the North side by the land of Alex Robertson, on the South side by the lands of William Partee, on the East by the lands of Alex Plummer, and on the West by the lands of Joe Tanner, formerly Southgate, containing 8 1/4 acres, more or less.

Being the same property conveyed to Tom Starling and wife, Montoria Starling by Warranty Deed from Eddie Starling and wife Canzy Starling recorded January 26 1950 in Book 2107 Page 282 in the Register's Office. Montoria Starling died on 1/5/1996 and Tom Starling died on 2/7/2010. For further reference see Affidavit of Heirships filed of record in Instrument No. 202403180018462 202403180018463 and 202403180018464 202403180018465 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as 620 Creative Way, Madison, TN 37115

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 15th day of March, 2024.

Larry E. Starling (SEAL)

Andrew Clifford Starling (SEAL)

Deborah Denise Starling (SEAL)

Tom Edward Starling, III (SEAL)

Linda Starling (SEAL)
By: Deborah Starling, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2024, before me personally appeared Larry E. Starling, Andrew Clifford Starling, Deborah Denise Starling, Tom Edward Starling, III, 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 15th day of March, 2024.

Notary Signature
My commission expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2024, before me personally appeared Deborah Starling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Starling pursuant to a Specific Power of Attorney March 15, 2024 and filed of record in Instrument N202403180018461 Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Linda Starling, as her attorney in fact.

Witness my hand and seal this 15th day of March, 2024.

Notary Public
My Commission Expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

AFFIDAVIT OF VALUE

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 $775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of March, 2024.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/15/24 (date of document)

Regina Sullo

Affiant Signature

March 18-2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18th day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026