Send Tax Bills To:
Caleb Thomas Starling
98 Lyle Lane
Nashville, TN 37210

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Caleb Thomas Starling
98 Lyle Lane
Nashville, TN 37210

Map & Parcel No: 106-14-0-109.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1130147 DEEDWARR
05/02/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240502-0032311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (385,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew R. Barnhart and Amanda Barnhart, husband and wife** and "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caleb Starling and Rebecca Starling Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, 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 Andrew R. Barnhart, single by Warranty Deed from Matthew T. Halliburton, married of record in Instrument No. 20150422-0036033 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 22, 2015.

Amanda Barnhart joins in this conveyance to convey any potential marital interests she may have in the above property.

This is IMPROVED property known as 98 Lyle Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 1st day of May, 2024

Andrew R. Barnhart

Amanda Barnhart

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 2024, before me personally appeared Andrew R. Barnhart, 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 1st day of May, 2024.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

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 385,000.00, 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 1st day of May, 2024.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I, ~~Chase Owens~~ Pat White 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 5-1-24. (Date of document)

Affiant Signature

5-1-24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027