Karen Johnson Davidson County
Batch# 1136072 DEEDWARR
05/16/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20240516-0036437

WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025

(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
Griffin Stark	Griffin Stark	
(NAME)	(NAME)	
237 Warrior Road	237 Warrior Road	NEW M&P 043-16-0-193.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Nashville, TN 37115	
(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, **Terrell Lee Starks** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Griffin Stark, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section 2, Arrowhead Estates, of record in Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Report of Sale recorded on July 25, 2017, of record in Instrument No. 20170725-0074926, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Terrell Lee Starks by Final Decree Confirming Sale Deed from Maria M. Salas, Clerk and Master of record in Instrument No. 20171115-0117514 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on November 15, 2017.
Order recorded on September 13, 2019, of record in Instrument No. 20190913-0093051, Register's Office for Davidson County, Tennessee.
Default Judgment recorded on December 23, 2019, of record in Instrument No. 20191223-0132549, Register's Office for Davidson County, Tennessee.
***Grantor warrants that this property is not his primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 237 Warrior Rd. Madison, TN 37115
(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 10th day of May, 2024.

Terrell Lee Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Terrell Lee Starks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2024.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Joshua A. Terry, 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 5/10/2024.

Affiant Signature – Joshua A. Terry

5/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/16/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27