Karen Johnson Davidson County
Batch# 1168503 DEEDWARR
08/13/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,134.90
20240813-0061184

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $577,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 7th day of August, 2024. Brooke Hicks Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryan Brock and Dallas Starke	Iserve Residential Lending, LLC	108-02-0-002.00
2804 Shauna Court	10815 Rancho Bernardo Rd. Ste. 230	
Nashville, TN 37214	San Diego, CA 92127	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM J. DECKER, JR. AND HEATHER DECKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN BROCK, AN UNMARRIED PERSON, AS TO A 60% INTEREST, AND DALLAS STARKE, AN UNMARRIED PERSON, AS TO A 40% INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 29 on the Plan of Malvin Heights Subdivision of record in Plat Book 2330, 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.

Being the same property conveyed to Rufus Eugene Mckenzie, Sr. and wife, Estell D. McKenzie by Warranty deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton of record in Book 2860, page 347, Register's Office for Davidson County, Tennessee, dated December 29, 1958 and recorded on December 31. 1958.

Frances Estelle Dobbs McKenzie died June 13, 1998, leaving Rufus Eugene McKenzie, Sr. as the surviving tenant by the entirety.

Rufus Eugene McKenzie, Sr. died August 1999.

Being the same property conveyed to Loretta A. Alexander by Quitclaim deed from Shirley E. King and Rufus E. McKenzie, Jr. of record in Book 11643, page 712, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 1, 1999. Being the same property conveyed to Charles T. Alexander, III by Quitclaim deed from Loretta A. Alexander, unmarried of record in Instrument No. 20010503-0045511 Register's Office for Davidson County, Tennessee, dated April 30, 2001 and recorded on May 3, 2001.

Being the same property conveyed to Charles T. Alexander, III and Charles T. Alexander, IV, as Tenants in Common with Rights of Survivorship by Quitclaim deed from Charles T. Alexander, III to Morgan Sulcer, Trustee of record in Instrument No. 20120604-0048096 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on June 4, 2012.

Being the same property conveyed to Charles T. Alexander, III, by Quitclaim Deed from Charles T. Alexander, IV, f record as Instrument Number 20221128-0124864, Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on November 28, 2022.

Being the same property conveyed to William J. Decker, Jr and Heather Decker, husband and wife by Warranty Deed from Charles T. Alexander, III and Tina Marie Alexander, husband and wife of record in Instrument No. 20230224-0013398 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 24, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2804 Shauna Court, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2024.

William J. Decker, Jr.

Heather Decker

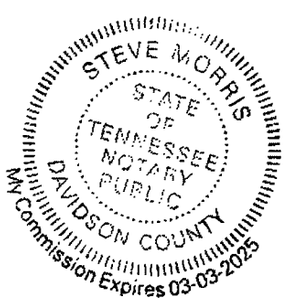
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Decker, Jr. and Heather Decker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2024.

Notary Public

My Commission Expires: 3-3-25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 7, 2024**.

Affiant Signature

August 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25