Name and Address of New Owner:
Maike Silverman
144 Twin Bay Dr
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1232985 DEEDWARR
02/03/2025 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20250203-0008002

Map & Parcel No: 131-02-0A-095.00

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, **Stardust LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maike Silverman, a married woman, as her sole and separate property,** "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:

Land in Davidson County, Tennessee, being a certain Condominium apartment, Unit No. M-12 on the Plan of Hobbs House Apartments of record in Book 4595, Page 74, as amended in Book 5200, Page 54 and by Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stardust, LLC, by Warranty Deed dated February 27, 2024 from Daneell Edwards Moore and Alonzo Moore, husband and wife, as tenants in common with rights of survivorship, recorded March 6, 2024 in Instrument No. 20240306-0015601 in the Register's Office.

Being the same property conveyed to Daneell Edwards from Benjamin Edwards, by Quitclaim Deed dated 01/27/2003 and recorded 02/26/2003 in Instrument No. 20030226-0025448, Register's Office of said County.

Being the same property conveyed to Benjamin L. Edwards, Sr, and Daneell D. Edwards by Warranty Deed dated 07/31/2002 and recorded 08/06/2002 from

Charles M. Greene, as Administrator of the State of Paul Edward Kalb of record in Document Number 20020806-0094690, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 31st day of January, 2025.

Stardust LLC, a Tennessee Limited Liability Company
By:
Gazelle Westermeyer, Sole Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Celestina Hawkins, of the state and county mentioned, personally appeared Gazelle Westermeyer, Sole Member of Stardust LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Stardust LLC, the within named bargainor, a Limited Liability Company, and that such Gazelle Westermeyer, Sole Member of Stardust LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Hendersonville, TN, this 31st day of January, 2025.

Notary Signature



Printed Name: Celestina Hawkins

My commission expires: May 23, 2028_

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 $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stardust LLC, a Tennessee Limited Liability Company
By:
Gazelle Westermeyer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Signature
My commission expires: 5/23/28



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 Jan 31, 2025 (date of document)

Regina Sullo

Affiant Signature

February 3, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3rd day of February, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

