WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242297 DEEDWARR
03/03/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250303-0015254

File No. DH-25-8653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Jane Rebecca Bennett and Hugo Gabriel Bennett	Same as New Owner	
(NAME) **1602 Douglas Avenue**	(NAME)	083-10-0-182.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, I/we, **James D. Stark, IV, an unmarried man, and James Dolph Stark, III and Diane Judnich Stark, Trustees of The James and Diane Stark Trust dated June 12, 1990 as amended and restated**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Jane Rebecca Bennett and Hugo Gabriel Bennett, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 37 on the Plan of Lockeland, The Chadwell Home Place of record in Plat Book 57, Page 135, 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 James D. Stark IV, unmarried man, by Warranty Deed from Andrea M. Jacobson, married of record in Instrument No. 20160826-0089662 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 26, 2016.

Being the same property conveyed to James D. Stark IV, an unmarried man, a 60% ownership interest, and James Dolph Stark, III and Diane Judnich Stark, Trustors of The James and Diane Stark Trust a 40% ownership interest, by Quitclaim Deed from James D. Stark IV, unmarried man of record in Instrument No. 20161026-0113321 Register's Office for Davidson County, Tennessee, dated October 5, 2016 and recorded on October 26, 2016.

This is property more commonly known as 1618 Forest Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26 day of February, 2025.

James D. Stark, IV

The James and Diane Stark Trust dated June 12, 1990 as amended and restated

By: _____
James Dolph Stark, III, Trustee

By: _____
Diane Judnich Stark, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of February, 2025, before me personally appeared James D. Stark, IV, 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 26 day of February, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James Dolph Stark, III, and Diane Judnich Stark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of The James and Diane Stark Trust dated June 12, 1990 as amended and restated, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustees.

Witness my hand, at office, this 26 day of February, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202503030015254

Certificate of Authenticity

I, D Hardwick, 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 **February 26, 2025**.

Date

D Hardwick

Affiant Signature

February 28, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

