Karen Johnson Davidson County
Batch# 1253795 DEEDWARR
03/28/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $358.18
20250328-0023566

Name and Address of New Owner:
Angelica Star
716 Jones Park Court
Nashville, Tennessee 37207

Send Tax Bills To:
Angelica Star
716 Jones Park Court
Nashville, Tennessee 37207

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 060 16 0 282.00

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, **Michael P. Darling**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angelica Star,** an unmarried person, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of JONES PARK ESTATES (RESUBDIVISION OF RESERVE PARCEL "A"), of record in Plat Book 5210, Page 349, and revised in Plat Book 6200, Page 23, Register's Office for said County.

Being the same property conveyed to Michael P. Darling, a single man, and Angelica Star, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from Invent Communities, Inc., a Tennessee corporation, of record in Instrument No. 20170829-0088675, in the Register's Office of Davidson County, Tennessee, dated August 28, 2017 and recorded on August 29, 2017.

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 ~~8th~~ 7th day of January, 2025.

Michael Darling (SEAL)
Michael P. Darling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~8th~~ 7th day of January, 2025, before me personally appeared Michael P. Darling, 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 ~~8th~~ 7th day of January, 2025.

DESTYNE SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Destyne Sanders
Notary Signature
My commission expires: 3/20/28

AFFIDAVIT OF VALUE

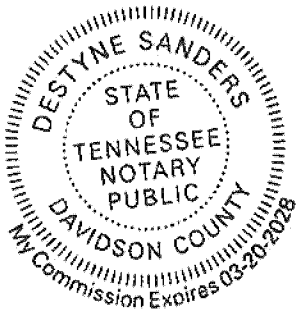
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $96,805.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angelica Star

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this ~~8th~~ 7th day of January, 2025.

Destyne Sanders
Notary Signature
My commission expires: 3/20/28



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 January 7, 2025.

March 27, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 27 day of March, 2025.

Notary Public: _____

My Commission Expires: 7.6.26