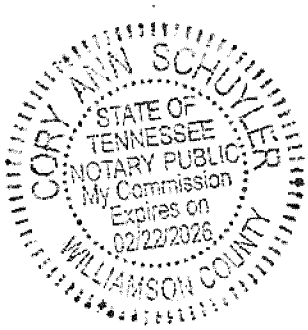
Warranty Deed

Karen Johnson Davidson County Batch# 1310071 DEEDWARR 08/14/2025 10:03:30 AM 3 pgs Fees: $18.00 Taxes: $1,221.00 20250814-0064723	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Affiant Subscribed and sworn to before me, this the 12th day of August, 2025. Notary Public My commission expires:



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:
William Starcke	New owner	043-11-0-128.00
128 McArthur Drive		
Madison, TN 37115		

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, **JEREMY PARK, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM STARCKE,** an unmarried man, 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. 81 of an unrecorded Plan in, Block 1 of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said Lot No. 81 begins at a point 77 feet South of the Southeast corner of DuPont Avenue and McArthur Drive; thence Southwardly along the Easterly margin of McArthur Drive 50 feet to the common corner of Lots Nos. 81 and 82; thence with the line between Lots Nos, 81 and 82, Eastwardly 150 feet to the common corner of Lots Nos. 81, 82, 19, 20; thence Northwardly 50 feet to a point; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Jeremy Park, a married man by Warranty Deed from Kelly Meghan Gable, an unmarried woman of record in Instrument No. 20221122-0123614 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 22, 2022.

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 128 McArthur Drive, Madison, TN 37115, 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 12th day of August, 2025.

Jeremy Park

Jeremy Park

STATE OF NEW YORK
COUNTY OF KINGS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Park, 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 11th day of August, 2025.

Yefim Kravets

Notary Public

My Commission Expires: 03 03 2027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

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 8/12/2025.

Affiant Signature – Joshua A. Terry

8/13/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/13/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29