Karen Johnson Davidson County
Batch # 1404451 DEEDWARR
04/10/2026 01:37:46 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20260410-0029337

# WARRANTY DEED

CALLIE HODGES
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/30/28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2026.0030

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Misty Dawn Starks and Kenneth Dean Starks | same as new owner | 042 14 0 089.00 |
| (NAME) | (NAME) | |
| 102 S. Graycroft Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Madison TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMBER ANN ANDERSON A/K/A AMBER ANNE ANDERSON, MARRIED AND PATRICIA A. STARKS, UNMARRIED, AS TO HER LIFE ESTATE INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MISTY DAWN STARKS AND KENNETH DEAN STARKS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 102 S. Graycroft Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of April, 2026.

Amber Anne Anderson

Patricia A. Starks

STATE OF ALASKA
COUNTY OF KENAI PENINSULA BOROUGH
Personally appeared before me, the undersigned Notary Public of said county, Amber Anne Anderson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand at office this 2ND day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 10 MAR 2030

SCOTT STEAD My Commission Expires NOTARY PUBLIC Mar 10, 2030 STATE OF ALASKA

STATE OF ALASKA
COUNTY OF KENAI PENINSULA BOROUGH
Personally appeared before me, the undersigned Notary Public of said county, Patricia A. Starks, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand at office this 2ND day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 10 MAR 2030

SCOTT STEAD My Commission Expires NOTARY PUBLIC Mar 10, 2030 STATE OF ALASKA

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Head's Addition of record in Book 1835, Page 100, Register's Office for said County, to which plan reference is here made for a more complete legal description. Less that portion conveyed to Metropolitan Government of Nashville, Davidson County in Book 7841, Page 964, Register's Office.

Being the same property conveyed to Patricia A. Starks by Quitclaim Deed conveying a Life Estate from Amber Ann Anderson and Kenneth Dean Starks, dated December 6, 2011 and recorded December 8, 2011 in Instrument No. 2011208 - 0096019, Register's Office for Davidson County, Tennessee.

**The purpose of this instrument is to relinquish the Life Estate of Patricia A. Starks and to convey any and all interest of Amber Anne Anderson and Patricia A. Starks, in said property.**

Commonly known as 102 S. Graycroft Avenue, Madison, TN 37115