WARRANTY DEED

Karen Johnson Davidson County
Batch# 1407531 DEEDWARR
04/16/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20260416-0031444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-24-2027

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80233

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Regina Andrade Nealis and Daniel Nealis	**Same As New Owner**	**160-08-0-117.00**
(NAME)	(NAME)	
5404 San Marcos Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($649,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL STARLING, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINA ANDRADE NEALIS AND DANIEL NEALIS, 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:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 6, on the First Revision of Section One, West Fork Farm, as shown by plat appearing

of record in Book 6900, page 820, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Michael Starling and wife, Barbara A. Starling, by Warranty Deed from Hailey Brothers Investors, dated July 21, 1995, appearing of record in Book 9738, Page 258, of the Register's Office of Davidson County, Tennessee. The said Barbara A. Starling having since died on 11/21/2023 leaving the subject property to her husband, Michael Starling, as surviving tenant.

unimproved ☐
This is improved ☑ property, known as 5404 San Marcos Dr, Nashville, TN 37220
(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 15 day of April, 2024

Michael Starling

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 15 day of April, 20 24, before me personally appeared Michael Starling, 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 (or person's) free act and deed.

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

Notary Public

Printed Name: Kayla Dodd

My Commission Expires: 4-21-29

Certificate of Authenticity

I, Christian Reynolds, 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 **April 16, 2026**.

Date

Affiant Signature

April 16, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **April**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)