(2)

WARRANTY DEED

Karen Johnson
Batch # 1478951
09/30/2026 03:51:30 PM
Fees: $18.00 Taxes: $701.15

Davidson County
DEEDWARR
3 pgs

20260930-0090332

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 3/5/2029

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girl Tribe Ventures, LLC	OWNER	059-14-0-136.00
(NAME)	(NAME)	
6412 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sharika Starks, Melvin Starks, and Richard Leon Starks Jr. and Kathy Roberson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girl Tribe Ventures, LLC,** 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 in Davidson **County, Tennessee, being Lot No. 79 on the Plan of Haynes Manor, Section One of record in Plat Book 3600, Page 85, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot 79 fronts 65.0 feet on the southwesterly side of Crouch Drive and extends back between parallel lines 132.5 feet to a dead line, measuring 65.0 feet thereon.

Being the same property conveyed to Betty J. Donnell by deed of record in Instrument No. 20121115-0105144, Register's Office for Davidson County, Tennessee. The said Betty Donnell having since died February 28, 2023. As per the Affidavits of Heirship of record in Instrument No. 20241018-0081113 and Instrument No. 20241018-0081114, her heirs at law are Richard Starks Jr., Melvin Starks and Kathy Roberson.

The said Kathy Roberson having conveyed any interest she has in the subject property to Sharika Starks by Quitclaim Deed of record in Instrument No. 20241017-0080598, said Register's Office.

The said Richard Leon Starks Jr. having since died intestate on September 16, 2026 and pursuant to the Affidavit of Heirship of record in Instrument No. 20260930-0090330, said Register's Office, his heirs at law being Kathy Roberson and Melvin Starks.

The said Melvin Starks having been appointed Guardian on behalf of Richard Leon Starks Jr., with the court having approved the sale of the subject property pursuant to the Court Order attached hereto as Exhibit "A".

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3819 Crouch Drive, Nashville, TN 37207
(House Number) (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 my/our hands this 28th day of September, 2026.

Sharika Starks

Melvin Starks

Richard Leon Starks, Jr.
By: Melvin Starks, Guardian

Kathy Roberson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sharika Starks, Melvin Starks and Kathy Roberson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2026.

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melvin Starks, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Guardian of Richard Leon Starks, Jr., and that he as such Guardian executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 28 day of September, 2026.

Commission Expires: 4/15/2028

Notary Public

File No.: 23110

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

COMMONWEALTH OF KENTICJY
HENDERSON DISTRICT COURT
MENTAL HEALTH DIVISION
Case No. 25-H-00062-01

IN RE: THE MATTER OF RICHARD LEON STARKS JR

ORDER

This matter came before the Court on the Guardian, Melvin Starks, motion to approve the sale of real and personal property located at 3819 Crouch Drive, Nashville, TN 37207, a one third interest belonging to respondent, Richard Leon Starks Jr, the Court hereby GRANTS the motion for the sale of the real estate for the amount of $195,000.00, and being otherwise fully and sufficiently advised,

IT IS HEREBY ORDERED that the sale of the real property located at 3819 Crouch Drive, Nashville, TN 37207 be APPROVED. Pursuant to KRS 389A.010(4) thirty (30) days must expire from date of this order before any conveyance or mortgage of said real estate in case of aggrieved party wishing to bring adversary proceeding.

SIGNED this 26th day of August, 2026.

Jill Brady

Jill Brady, Henderson District Court Judge

DISTRIBUTION:

Melvin Starks
2900 Lee Davis Road
Nashville, TN 37207

JJ Love Realtor
2828 Elm Hill Pike
Nashville, TN 37214

I, C. GREGORY SUTTON, CLERK OF THE HENDERSON DISTRICT COURT, DO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY AS APPEARS ON FILE IN MY SAID OFFICE IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL AS CLERK AFORESAID,
THIS 2nd DAY OF September 2026
C. GREGORY SUTTON, CIRCUIT CLERK
BY _____ D.C.

ENTERED 08-27-2026
C. GREGORY SUTTON, CLERK
BY _____ D.C.