(1)

Karen Y Johnson Davidson County
Batch# 152685 **DEEDWARR**
10/19/2018 10:02:05 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20181019-0103832

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Duwayne Vaughn 5350 Epps Mill Road Christiana, TN 37037	New owner	098-05-0-040.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Duncan J. Kirtley and wife, Mindy D. Kirtley, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Duwayne Vaughn, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 158, on the Plan of Lake Park Subdivision, Section 5, of Record in Plat Book 4660, Page 198, as amended in Book 5060, Page 174, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Duncan J. Kirtley and wife, Mindy D. Kirtley by Warranty Deed dated 10/01/2010 from Cindy B. Devault, f/k/a Cindy B. Lawson, married of record in Instrument 201010040079186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5933 New Hope Court, Hermitage, TN 37076

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 hand(s) this the 17th day of October, 2018.

Duncan J. Kirtley

Mindy D. Kirtley

STATE OF OHIO

COUNTY OF Portage

I, the undersigned, a Notary Public for the County of Summit and State of Ohio, do hereby certify that Duncan J. Kirtley and Mindy D. Kirtley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of October, 2018.

Notary Public

My Commission Expires: 7-19-23

(SEAL)



LC PENCE, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires July 19, 2023