WARRANTY DEED

Karen Johnson Davidson County
Batch# 327872 DEEDWARR
12/10/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20191210-0127457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/30/22

(AFFIX SEAL)

KAY ANN CONGER NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Phuoc Vinh Phan	Phuoc Vinh Phan	133 01 0 008.00
(NAME)	(NAME)	
3215 Harlin Drive	4303B Dale Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Josh Kirby and Kelly Kirby, as tenants in common with right of survivorship** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phuoc Vinh Phan**, 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. 41 on the Map of an Addition to and a Revision of certain lots of the H.G. McNabb Subdivision, as of record in Book 1130, Page 79, Register's Office for said County.

Said lot 41 fronts 75 feet on the west side of Harlin Drive and runs back between lines, 160 feet on the north line and 158.7 feet on the south line to a dead line in the rear, measuring 75.01 feet thereon. This property is improved and known as 3215 Harlin Drive, Nashville, Tennessee.

Being the same lands conveyed to Lonnie G. Hendrix and wife, Louise W. Hendrix from Joyce Winford Pollock and wife, Mary Opal Pollock by Deed dated November 8, 1963 and recorded November 12, 1963 in Book 3646, Page 436, in said Register's Office for Davidson County, Tennessee. Louise W. Hendrix predeceased Lonnie G. Hendrix. Lonnie G. Hendrix is now deceased and his estate is probated in Case No. 2018CV75, Chancery Court, Probate Division, DeKalb County, Tennessee.

Being the same lands conveyed to Josh Kirby and Kelly Kirby, as tenants in common with right of survivorship from The Estate of Lonnie G. Hendrix by Warranty Deed dated December 6, 2019 and recorded 12-10-19, in Instrument Number 20191210-0127350, Register's Office, Davidson County, Tennessee.

Further known as: 3215 Harlin Drive, Nashville, TN 37211
Parcel Id(s): 133 01 0 008.00

File Number: 1912-1133

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3215 Harlin Drive, Nashville, TN 37211

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 6th day of Dec, 2019

Josh Kirby

Kelly Kirby

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Josh Kirby and Kelly Kirbythe 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 and official seal, this the 6th of December, 2019.

J Hilton Conger

Notary Public

My Commission Expires: 11-30-22

(SEAL)

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1912-1133

True Copy Certification

I, Deanna D. Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)