This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 328610 DEEDWARR
12/12/2019 10:04:55 AM 2 pgs
Fees: $13.00 Taxes: $606.80
20191212-0128096

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KELLEY GOSS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RALPH DAVID TYREE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 230, ON THE PLAN OF HERMITAGE MEADOWS, STAGE 3, OF RECORD IN BOOK 6250, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KELLEY GOSS, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM KRISTINA K. WARRELL KINNER AND BRIAN KINNER, WIFE AND HUSBAND, DATED JULY 20, 2015 AND RECORDED ON AUGUST 4, 2015 IN INSTRUMENT NO. 20150804-0076795, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 230 THISTLE LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 December, 2019.

Kelley Goss
KELLEY GOSS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, KELLEY GOSS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 2nd day of December, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$164,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
RALPH DAVID TYREE
230 THISTLE LANE
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

MAP/PARCEL: 08614O-A/230.00 CO