Karen Johnson Davidson County
Batch# 430035 DEEDQC
07/02/2020 10:33:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200702-0071760

ADDRESS NEW OWNERS AND SEND TAX BILLS:

LISA CUTRELL

164 Brices Ct.
Gallatin, TN 37066

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 24-72.01

QUITCLAIM DEED

This instrument is made and entered into this the 1st day of July, 2020, by **BETTYE J. KIRBY, unmarried,** GRANTOR and **LISA CUTRELL, married and Leslie R. Kirby, married, each owning fifty percent (50%) as tenants in common,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and being part of the land shown in a survey by George W. Watkins, Surveyor, dated November 17, 1960, more particularly described as follows:

BEGINNING in the center of Dry Creek Road, at the southwest corner of the property in Book 1877, page 165, thence with the center of said Road, N. 62 degrees 45' W 100 feet to a point; thence N 33 degrees 30' E. 200 feet to a point; thence S 62 degrees 45' E 100 feet to a pointl thence South 33 degrees 30' W 200 feet to the center of Dry Creek Road being the point of beginning.

Being the same property conveyed to Larry R. Kirby and wife, Bettye J. Kirby, by Warranty Deed from Charles B. Jackson and wife, Bonnie Jackson, dated June 20, 1985, and recorded June 21, 1985, in Bok 6588, Page 231, Register's Office for Davidson County, Tennessee. Larry R. Kirby having since died on June 13, 2004, vesting his interest to his wife, Bettye J. Kirby as surviving tenant by the entirety.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 785 Dry Creek Road, Goodlettsville, Tennessee 37072.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Bettye J. Kirby
BETTYE J. KIRBY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, BETTYE J. KIRBY, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 1st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

J MIRANDA BELOTE 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 $NONE.

Elizabeth C McDaniel
AFFIANT

Subscribed and sworn to before me, this the 1st day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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