Karen Johnson Davidson County
Batch# 476107 DEEDWARR
09/15/2020 12:25:09 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20200915-0105173

New Owner: (send tax bills to this address)	Kelly Kirby 941B Gale Lane Nashville, TN 37204	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**051 12 0 018.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is ONE HUNDRED AND FIFTY-FIVE THOUSAND AND 00/100 DOLLARS ($155,000.00).

Kelly Kirby

Kelly Kirby/Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 3RD day of SEPTEMBER, 2020.

Aaron Fletcher

Notary Public

07/09/2022

My commission expires

WARRANTY DEED

For and in consideration of ONE HUNDRED AND FIFTY-FIVE THOUSAND AND 00/100 DOLLARS ($155,000.00) paid by the Grantee, KELLY KIRBY, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, LOUIS HARVEY FISCHER, JR., and his wife BETH FISCHER, Grantors, agree that Grantors are lawfully seized and possessed of the land described below in fee simple, and we hereby convey to Grantee any and all of Grantors' interest in that land, subject to any and all covenants and easements of record or held by Grantors, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot 17, as shown on the map titled the Map of Morningside Heights, Section 1, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Louis H. Fischer and his wife, Peggy R. Fischer, by deed from William A. Yearwood and his wife, Harriet M. Yearwood, of record in Book 2452, Page 365, dated October 1, 1955, said Register's Office. Louis H. Fischer having died on or about February 18, 2003, leaving Peggy J. Fischer the surviving tenant by the entirety. Peggy J. Fischer further conveyed to Louis Harvey Fischer, Jr., reserving a life estate for Peggy J. Fischer of record in

Instrument No. 20170223-0018067, dated February 10, 2017, said Register's Office. Peggy J. Fischer having died on or about October 4, 2018.

This improved residential property currently has the street address of 117 Barry Drive Madison TN 37115.

By affixing our signatures below, we execute the foregoing Warranty Deed:

Louis Harvey Fischer, Jr., Grantor

Beth Fischer, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 3RD day of SEPTEMBER, 2020, before me personally appeared **Louis Harvey Fischer, Jr.**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/09/2022
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 3RD day of SEPTEMBER, 2020, before me personally appeared **Beth Fischer** known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/09/2022
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022