THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

Karen Johnson Davidson County
Batch# 565999 DEEDWARR
02/02/2021 10:40:13 AM 2 pgs
Fees: $13.00 Taxes: $508.75
20210202-0014870

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($137,500.00), cash in hand paid, the receipt of which is hereby acknowledged; I, **KELLY KIRBY, a married person,** have this day bargained and sold and by these presents do hereby transfer and convey unto **HOLLY KIRBY, a married person, her heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

MAP & PARCEL: 051 12 0 018.00

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.

AND BEING the same property conveyed to Kelly Kirby by Warranty Deed from Louis Harvey Fischer, Jr. and wife, Beth Fischer, dated September 3, 2020, of record as Instrument Number 20200915-0105173, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all matters as shown on plat of record in Book 1130, Page 76, Register's Office, Davidson County, Tennessee.

2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **HOLLY KIRBY, a married person, her heirs and assigns,** forever.

I covenant with the Grantee that I am lawfully seized and possessed of said tract of land in fee simple; that I have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said tract of land to the said **HOLLY KIRBY, a married person, her heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantor to give Grantee immediate possession.

Grantor to pay the 2020 property taxes.

Grantee to assume the 2021 property taxes.

This property is not and has never been the marital residence of KELLY KIRBY.

WITNESS my signature, this the 29th day of January, 2021.

Kelly Kirby
KELLY KIRBY

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Tracy H. Woodard, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **KELLY KIRBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 29th day of January, 2021.

TRACY H. WOODARD STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Tracy H Woodard
Notary Public
My Commission Expires: 3/19/2023

Send 2021 property tax notice to:

New owner:
HOLLY KIRBY
941 Gale Ln.
Nashville TN 37204

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$137,500.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 29th day of January, 2021.

TRACY H. WOODARD STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Tracy H Woodard
Notary Public
My Commission Expires: 3/19/2023