Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $406,000.00.

Affiant

Karen Johnson Davidson County
Batch# 595540 **DEEDWARR**
03/19/2021 09:57:52 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20210319-0036558

Subscribed and sworn before me this the 5th day of March, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Curiel 8252 Tapoco Lane Brentwood, TN 37027	New Owner	181-03-0A 309.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENDA T. KIRBY AND HUSBAND, DAN W. KIRBY,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DANIEL CURIEL, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated and lying in Davidson County, Tennessee being known and designated as all of Lot Nos. 122 and 123 on the Plan of Phase Two Addition to Indian Creek RS-10 Subdivision- Cluster Lot Option, as shown on the plat of the same of record in Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Glenda T. Kirby and husband, Dan W. Kirby, as tenants by the entirety, by deed dated 11/17/2020, from Glenda Travis Kirby, of record in Instrument No. 20201118-0135559, Register's Office for said County.

Also being the same property conveyed to Glenda Travis Kirby, by deed dated 11/17/2020, from Glenda Travis Kirby, Trustee of the Dortha Irene Travis Irrevocable Trust, of record in Instrument No. 20201118-0135558, Register's Office for said County.

Also being the same property conveyed to Dortha Irene Travis and Glenda Travis Kirby, Trustees of the Dortha Irene Travis Living Trust, dated March 17, 2016, and any amendments thereto, by deed dated 03/17/2016, from Dortha G. Travis, a single woman, of record in Instrument No. 20160321-0026738, Register's Office for said County. Dortha Irene Travis is now deceased, thereby making her trust irrevocable.

Also being the same property conveyed to Dortha G. Travis, a single woman, by deed dated 09/10/2015, from Leonard Perrone and Margaret Perrone of record in Instrument No. 20150914-0093001, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8252 Tapoco Lane, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 5th day of March, 2021.

Glenda T. Kirby

Dan W. Kirby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Glenda T. Kirby and Dan W. Kirby,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY