This Instrument Prepared By:

Thomas M. Hutto, Attorney
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012

Prepared from information provided by the parties, without benefit of a title examination.

Preparer of this instrument is not acting as closing agent for IRS reporting purposes or otherwise.

Karen Johnson Davidson County
Batch# 709043 **DEEDWARR**
09/02/2021 09:32:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210902-0118326

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **WILLIAM R. CARROLL, by his conservator, Shelby Carroll**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **KATHY A. CARROLL**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY, all of its ½ undivided right, title, and interest in and to the following described property:

> A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows: to wit:
>
> **Being** Lot No. 107 on the Plan of Bellshire Estates, Section 4, as of record in Book 2133, page 113, Register's Office of Davidson County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> **Being** the same property conveyed to William R. Carroll and Kathy A. Carroll as Tenants by the Entirety by deed of record in Book 7096, Page 806, Register's Office of Davidson County, Tennessee. Pursuant to a divorce decree in Davidson County Circuit Court No. 14D323 the parties herein each own a ½ undivided interest in this property. This deed is made for the purpose of transferring William R. Carroll's undivided interest to Kathy A. Carroll giving her an undivided fee simple interest to this property.
>
> This property is shown on the tax records of Davidson County, Tennessee as Map 41, Group 16, Parcel 1.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements, and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, and any restrictions or easements of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above-described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 27th day of August, 2021.

Shelby Carroll

Shelby Carroll, as Conservator for
William A. Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said state and county, Shelby Carroll, as Conservator for William R. Carroll, pursuant to a Letters of Conservatorship In Davidson County Circuit Court No. 20P1879 and who executed the foregoing instrument, and acknowledged that she executed the same as William R. Carroll's free act and deed.

WITNESS my hand and seal at office in Franklin, Tennessee, this 27th day of August, 2021.

ALEXANDRA ERIN CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
04/13/2025

Alexandra Erin Crocker
Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that this transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(3)(E).

Shelby Carroll
Affiant

Sworn and subscribed to before me,

this 27th day of August, 2021.

Alexandra Erin Crocker
Notary Public

ALEXANDRA ERIN CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
04/13/2025

PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS
OF PROPERTY OWNERS:

Kathy A. Carroll
1207 Westchester Dr.
Nashville, TN 37207