Karen Johnson Davidson County
Batch# 712861 DEEDWARR
09/10/2021 11:49:40 AM 2 pgs
Fees: $13.00 Taxes: $92.50
20210910-0121513

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shane B. Barry and Stephanie M. Barry 4333 Dry Fork Rd. Whites Creek, TN 37189	Shane B. Barry and Stephanie M. Barry 4333 Dry Fork Rd. Whites Creek, TN 37189	039-00-0-287.00

THIS INDENTURE, made this 8th day of September, 2021 between

Dixie Graves Joslyn, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Shane B. Berry and wife, Stephanie M. Barry

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain 2.401 acre tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Final Plat of Graves Subdivision of Lots 1 & 2 of record in Plat Book 8250, Page 569, (formerly described as part of Tract No. 2 of the lands of J. M. Mayo, deceased described and according to an unrecorded survey by Elbert F. Luther, Jr.), Register's Office for Davidson County, Tennessee, to which a more complete and accurate description of said lot can be found.

Being the same property conveyed to Dixie Graves Joslyn by Quitclaim Deed dated 7/14/18 from Lana Jo Orgeron of record in Instrument No. 20180803-0076419, and part of the same property conveyed to Dixie Graves Joslyn and Lana Jo Orgeron by Quitclaim Deed dated 7/3/17 of record in Instrument No. 20170710-0069144, Register's Office for Davidson County, Tennessee. Affidavit of Heirships dated 7/14/18 of record in Instrument Nos. 20180803-0076416 and 20180803-0076417, said Register's Office.

This is ( ) improved (X) unimproved property known as: 4349 Dry Fork Road, Whites Creek, TN 37189.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Dixie Graves Joslyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dixie Graves Joslyn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of September, 2021.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of September, 2021.

Notary Public

