Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 164 00 0 203.00

Karen Johnson Davidson County
Batch# 722097 DEEDWARR
09/23/2021 08:46:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210923-0127792

WARRANTY DEED

Property Address & New Owner :
FAYE H. KIRBY and TIMOTHY E. KIRBY,
Trustees of the FAYE H. KIRBY
REVOCABLE LIVING TRUST
2018 Hobson Pike
Antioch, TN 37013

Mail Tax Statement to:
Faye H. Kirby
3416 Salem Cove Lane
Murfreesboro, TN 37128

The GRANTOR, **FAYE KIRBY,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey and confirm the below-described property to:

FAYE H. KIRBY and TIMOTHY E. KIRBY, Trustees of the FAYE H. KIRBY REVOCABLE LIVING TRUST, dated September 16, 2021

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land lying and being situated in the 2nd Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by John D. McCormick, Surveyor dated October 25, 1979, described as follows to wit:

Beginning at an iron pin in the easterly margin of Hobson Pike being the southwesterly corner of the property conveyed to James H. Smith, et ux as of record in Book 5064, Page 803, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described property; thence south 83 deg. 41' east 438.55 feet to an iron pin; thence south 5 deg. 18' west 495.27 feet to an iron pin; thence north 85 deg. 19' west 180.00 feet to an iron pin; thence north 5 deg. 18' east 123.28 feet to an iron pin; thence north 85 deg. 19' west 264.50 feet to an iron pin in the easterly margin of Hobson Pike; thence with said easterly margin north 5 deg. 44' east 378.79 feet to the point of beginning and containing 4.31 acres, more or less.

Also conveyed herewith is the right to use a 10 foot easement for water rights as retained by grantors in deed of record in Book 5131, page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BENNY L. KIRBY and wife, FAYE KIRBY, by Installment Deed of record at Deed Book 5543, Page 747 in the Register's Office of Davidson County, Tennessee. Said BENNY L. KIRBY died on November 3, 2020, and title to the above-referenced property passed to FAYE

KIRBY as surviving tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustees or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 16th day of September, 2021, by the undersigned.

Faye H. Kirby

FAYE KIRBY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **FAYE KIRBY,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of September, 2021.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-18-2025

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Faye H. Kirby
AFFIANT

Subscribed and sworn to before me this 16th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-19-2025