This instrument prepared by
And when recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-14611-RL-sb

Karen Johnson Davidson County
Batch# 749154 DEEDWARR
11/04/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20211104-0147490

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00**.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 1st day of November, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Kirby and Kelly D. Kirby 159 West Harper Road Portland, TN 37148	Steven Kirby and Kelly D. Kirby 159 West Harper Road Portland, TN 37148	060 04 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Lee P. Triplett, a widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Steven Kirby and Kelly D. Kirby, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all that part of Lot C-1 on the Map of the Tamble Subdivision, as of record in Book 974, Page 31, Register's Office for Davidson County, Tennessee, except that portion taken for the widening of Homestead Road by Davidson County.

Said part of said lot fronts 150 feet on the South side of Homestead Road and runs back between parallel lines 462.5 feet, more or less, on the Westerly side and 464.4 feet, more or less, on the Easterly side, to a dead line, measuring 149.2 feet thereon.

Being the same property conveyed to Joseph E. Triplett and wife, Lee P. Triplett, as tenants by the entirety, by Warranty Deed from John W. Wilburn and wife, Nancy Wilburn, of record in Book 5555, Page 144, in the Register's Office for Davidson County, Tennessee, dated January 8, 1980 and recorded on January 15, 1980. The said Joseph E. Triplett having died last December 13, 2008.

This is improved property located at: **336 Homestead Road, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2021.

GRANTOR:

Lee P. Triplett

Lee P. Triplett

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee P. Triplett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202111040147490

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 1, 2021.

Affiant Signature

11/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11/1/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY