Karen Johnson Davidson County
Batch# 864693 DEEDWARR
05/31/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220531-0062394

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOSEPH J. TIGAR, JR. and
HAYLEY PROWELL
785 Dry Creek Road
Goodlettsville, TN 37072

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
024 00 0 072.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LISA CUTRELL, married, and LESLIE R. KIRBY, married, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOSEPH TIGAR, JR., unmarried, and HAYLEY PROWELL, unmarried, as tenants in commom with rights of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and being part of the land shown in a survey by George W. Watkins, Surveyor, dated November 17, 1960, more particularly described as follows:
> BEGINNING in the center of Dry Creek Road, at the southwest corner of the property in Book 1877, page 165, thence with the center of said Road, N. 62 degrees 45' W 100 feet to a point; thence N 33 degrees 30' E. 200 feet to a point; thence S 62 degrees 45' E 100 feet to a point thence South 33 degrees 30' W 200 feet to the center of Dry Creek Road being the point of beginning.
> Being the same property conveyed to Larry R. Kirby and wife, Bettye J. Kirby, by Warranty Deed from Charles B. Jackson and wife, Bonnie Jackson, dated June 20, 1985, and recorded June 21, 1985, in Book 6588, Page 231, Registers Office for Davidson County, Tennessee.
> Larry R. Kirby having since died on June 13, 2004, vesting his interest to his wife, Bettye J. Kirby as surviving tenant by the entirety.
> Being the same property conveyed to Lisa Cutrell, married and Leslie R. Kirby, married, each owning fifty percent (50%) interest as tenants in common by Quitclaim Deed from Bettye J. Kirby, unmarried, dated July 1, 2020 and recorded July 02,2020 in Instrument No. 20200702-0071760, Register's Office for Davidson County, Tennessee.
> This is not the marital residence of Lisa Cutrell or Leslie R. Kirby.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 785 Dry Creek Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 23 day of May, 2022.

Lisa Cutrell
LISA CUTRELL

Leslie R. Kirby
LESLIE R. KIRBY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LISA CUTRELL and LESLIER. KIRBY, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of May, 2022.

M Belote
NOTARY PUBLIC

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/25/25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $295,000.00.

Ashley Wright
AFFIANT

Subscribed to and sworn before me, this the 23 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 May 25, 2022

Affiant Signature

Date: 5-25-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25 day of May, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024