Karen Johnson Davidson County
Batch# 887090 DEEDWARR
07/11/2022 11:45:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220711-0079443

Commitment Number: TN22107205

After Recording, Send To:
Kevin Dailey and **Kylie Dailey**
804 Fairoaks Dr., Madison, TN 37115

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN22107205.

New Property Owner/Mail Tax Statements To:
Kevin Dailey and **Kylie Dailey**, 804 Fairoaks Dr., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051-07-0-005-00

GENERAL WARRANTY DEED

Exempt: 66-5-209 (4) Transfers from one (1) or more co-owners solely to one (1) or more co-owners.

Kylie Dailey and **Kevin Dailey,** wife and husband, and **Bruce W. Dailey**, married to **Donna Dailey**, hereinafter grantors, whose tax-mailing address is **804 Fairoaks Dr., Madison, TN 37115**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Kevin Dailey** and **Kylie Dailey**, husband and wife, hereinafter grantees, whose tax mailing address is **804 Fairoaks Dr., Madison, TN 37115**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 17 ON THE PLAN OF PLEASANT ACRES, SECTION FIVE, OF RECORD IN PLAT BOOK 2331, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20180814-0080378 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 051-07-0-005-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 29, 2022:

Kylie Dailey

Kylie Dailey

Kevin Dailey

SIGNED IN COUNTERPART

Bruce W. Dailey

SIGNED IN COUNTERPART

Donna Dailey

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 29, 2022 by **Kylie Dailey, Kevin Dailey, ~~Bruce W. Dailey~~** and **~~Donna Dailey~~** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Executed by the undersigned on May 6, 2022:

SIGNED IN COUNTERPART

Kylie Dailey

SIGNED IN COUNTERPART

Kevin Dailey

Bruce W. Dailey

Donna Dailey

Donna Dailey

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on May 6, 2022 by ~~**Kylie Dailey, Kevin Dailey,**~~ **Bruce W. Dailey** and **Donna Dailey** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

STEVEN GREEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 3/10/2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. **$329,300.00

Subscribed and sworn to before me

This 29 day of June, 2022.

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Kylie Dailey
Affiant

Kylie Dailey Kai Dailey
Print Name

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of NC
County of Mecklenburg

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. ****$329,300.00

Subscribed and sworn to before me

This 6th day of May, 2022.

Bruce W Dailey

Donna Dailey
Affiant

Donna Dailey
Print Name

(Seal)

Notary Public

My commission expires:
3/10/2024

Steven Green
Print Name

STEVEN GREEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 3/10/2024

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or 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 June 29, 2022

Aaron Avery

Affiant Signature

June 29, 2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 29th day of June, 2022.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462