THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

Karen Johnson Davidson County
Batch # 1106879 DEEDWARR
03/04/2024 09:03:07 AM 3 pgs
Fees: $18.00 Taxes: $175.75
20240304-0014630

MAP & PARCEL: 075 08 0 167.00

ADDRESS NEW OWNER: RITA FAIRCLOTH
679 FRANKFORT DRIVE
HERMITAGE, TN 37076

ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

DEED

FOR AND IN CONSIDERATION of the sum of FORTY SEVENTY THOUSAND FIVE HUNDERED DOLLARS AND 00 CENTS ($47,500.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, I, **JACK N. FAIRCLOTH, JR.**, do hereby transfer and convey unto **RITA B. FAIRCLOTH**, her heirs and assigns, all of my rights, title, and interests in the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Being Lot No. 523, Tulip Grove, Section 9, as of record in Plat Book 4675, Page 135, Register's Office for Davidson County, TN, to which plat reference is made for a more complete description.
>
> DEED REFERENCE: Being the same property conveyed by *Deed* dated May 21, 1999 from RANDELL D. FREY and wife EMILY B. FRAY to JACK N. FAIRCLOTH and wife RITA B. FAIRCLOTH of record in Instrument Number 00011498-0000050, Register's Office for Davidson County, Tennessee.

This is improved property otherwise more commonly known as 679 Frankfort Drive, Hermitage, Davidson County, TN.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said RITA B. FAIRCLOTH, her heirs and assigns, in fee simple forever.

I COVENANT with said Grantee that I am lawfully seized and possessed of said property;

that I have good and lawful right to make this conveyance; and this conveyance is being made in full settlement, satisfaction, and release of any marital interest which I may have in the aforesaid property, past, present, and future.

This conveyance is subject to any and all restrictions, easements, encumbrances, health codes, zoning, and governmental regulations which may be of record or which may be revealed by an accurate survey or an inspection of the premises.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 28 day of ~~January~~ February, 2024.

JACK N. FAIRCLOTH, JR., GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **JACK N. FAIRCLOTH, JR.**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 28 day of ~~January~~ Feb., 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/2027

TYLER DEAN WORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-26-2027

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is FORTY SEVENTY THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS ($47,500.00).

AFFIANT

Subscribed and sworn to before me, this 28 day of ~~January~~ Feb., 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/2027

TYLER DEAN WORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-26-2027