Name and Address of New Owner:
H. Vern Aaseby and Kyme Aaseby
455 Harmony Lane
Bryson City, North Carolina 28713

Send Tax Bills To:
H. Vern Aaseby and Kyme Aaseby
455 Harmony Lane
Bryson City, North Carolina 28713

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 063 08 0 245.00

Karen Johnson Davidson County
Batch# 1180174 DEEDWARR
09/10/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,068.56
20240910-0069814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karyn Murphy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **H. VERN AASEBY, TRUSTEE OF THE H. VERN AASEBY REVOCABLE LIVING TRUST, dated February 7, 2007, and KYME S. AASEBY. TRUSTEE OF THE KYME S. AASEBY REVOCABLE LIVING TRUST, dated February 7, 2007,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 1, Block B-1, HADLEY'S BEND CITY, of record in Plat Book 421, Page 120, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Karyn Murphy, an unmarried woman, by Warranty Deed from The Twin Team LLC, of record in Instrument No. 20201211-0145549, in the Register's Office of Davidson County, Tennessee, dated December 08, 2020, and recorded on December 11, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2024.

Karyn Murphy (SEAL)
Karyn Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2024, before me personally appeared Karyn Murphy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of September, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $288,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2024.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 September 10, 2024.

September 10, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10th day of September, 2024.

Notary Public:

My Commission Expires: 7.6.26