Karen Johnson Davidson County
Batch # 1249253 DEEDWARR
03/21/2025 02:54:58 PM 4 pgs
Fees: $23.00 Taxes: $1,600.62
20250321-0021499

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY.
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
FILE NO. M6944KB

FROM: BOBBY D. KIRK, SURVIVING TENANT OF BETTYE S. KIRK

TO: KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED DEC. 20, 2024

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---($10.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, BOBBY D. KIRK, SURVIVING TENANT OF BETTYE S. KIRK, have bargained and sold, and by these presents, do transfer and convey unto the said KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED 12/20/24, its successors and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Situated, lying and being the following described property lying in City of Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being **Lot No. 380** on the Final Plat of Burkitt Place, Phase 2- K, Section I of record in Instrument No. 20131002-0103400 (previously erroneously referred to as Instrument No. 20130215-0015586 on the Prior Deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Bobby D. Kirk and Bettye S. Kirk, husband and wife by Warranty Deed from Celebration Homes, LLC, a Tennessee Limited Liability Company dated March 31, 2016 of record in Instrument No. 20160404-0031799, Register's Office of Davidson County, Tennessee. The said Bettye S. Kirk having since died on October 24, 2024 leaving Bobby D. Kirk as surviving tenant.

BOBBY D. KIRK, THE GRANTOR HEREIN, HEREBY EXPRESSLY RETAINS A LIFE ESTATE, AND THIS CONVEYANCE IS MADE SUBJECT TO THE LIFE ESTATE RETAINED BY THE GRANTOR

HEREIN, FOR AND THROUGHOUT HIS LIFETIME IN AND TO THE ABOVE DESCRIBED PROPERTY.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP & PARCEL 186 04 0A 380.00

PROPERTY ADDRESS: 9069 MACAULEY LANE, NOLENSVILLE, TN 37135

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED DEC 20, 2024, its successors and assigns forever. And I do covenant with the said KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED DEC 20, 2024, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the life estate being retained herein.

And I do further covenant and bind myself, my successors and assigns, to warrant and forever defend title to said land to KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED 12/20/2024, against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 28th DAY OF FEBRUARY, 2025.

Bobby D Kirk
BOBBY D. KIRK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of FEBRUARY, 2025, before me personally appeared BOBBY D. KIRK, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of DAVIDSON, in the State of Tennessee.

SEAL

AMBER CHRISLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

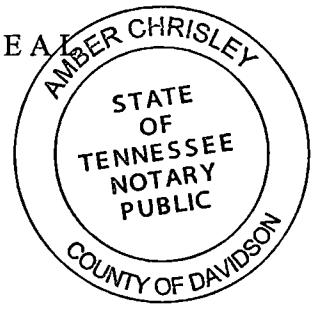
Amber Chrisley
NOTARY PUBLIC
My Commission Expires: July 6th 2026

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $432,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jamnye K. Lawler
AFFIANT

Subscribed and sworn to before me this 18th day of MARCH, 2025.

SEAL



Amber Chrisley
NOTARY PUBLIC
My Commission Expires: July 6th 2024

NEW OWNER(S): KIMBERLY S. KIRK, TRUSTEE OF THE BOBBY DALLAS KIRK MEDICAID ASSET PROTECTION TRUST AGREEMENT DATED _____

ADDRESS: _____

SEND TAX BILLS TO:

9069 Macauley Ln
Nolensville, TN 37135

MAIL RECORDED DOCUMENT TO:

Kim Kirk
1208 S. Broad St
Albertville, AL 35950