This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-6790-SL

Karen Johnson Davidson County
Batch# 1315218 DEEDWARR
08/27/2025 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20250827-0068407

STATE OF TENNESSEE
COUNTY OF Rutherford



The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2025.

Heather Lee
Notary Public
My Commission Expires: 1-21-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeff Clark and Kaye Stanley, Trustee of Loyd and Kaye Stanley Revocable Trust dated 8-15-2023 4506 B Belmont Park Terrace Nashville, TN 37215	The New Owner	131-07-4D-002.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Kirby and Bonnie Kirby, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeff Clark, unmarried and Kaye Stanley, Trustee of Loyd and Kaye Stanley Revocable Trust dated 8-15-2023** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 4506 Belmont Park Terrace, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170614-0059822, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Jeffrey Kirby and Bonnie Kirby, husband and wife by Warranty Deed from Joseph Seppa, a single man of record in Instrument No. 20211018-0139766 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 18, 2021.

This Instrument executed on behalf of Jeffrey Kirby and Bonnie Kirby ("Principal") by pursuant to the Power of Attorney of record in Book XXXXXXX, Page XXXXXXX or Instrument Number _20250827006840 6_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4506 B Belmont Park Terrace, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further

covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2025.

GRANTOR:

Jeffrey Kirby

Bonnie Kirby by Jeffrey Kirby Attorney in Fact

Bonnie Kirby by Jeffrey Kirby, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Kirby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Kirby, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Bonnie Kirby ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Jeffrey Kirby and Bonnie Kirby
To: Jeff Clark and Kaye Stanley, Trustee of Loyd & Kaye Stanley Revocable Trust

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, 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 8/14/25 (date of document).

Affiant Signature

8/26/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of August, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029