WARRANTY DEED

Karen Johnson Davidson County
Batch# 1329411 DEEDWARR
10/02/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20251002-0078401

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September 2025

Notary Public

MY COMMISSION EXPIRES: 01.20.28

(AFFIX SEAL)

KINA RENEE LONG NOTARY PUBLIC STATE OF TENNESSEE SUMNER

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farzad Alinejad	New Owner	050-16-0-006.00
(NAME)	(NAME)	
349 Oakview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Carl Wayne Kirby and Sandra Fay Adams Kirby, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Farzad Alinejad and Lena M. Cribben, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Sky View of record in Book 2331, Pages 54 and 55, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to LeRoy Kirby and wife, Rosie Jane Kirby by Deed from Oliver H. Dale, unmarried, dated 10/14/1959, of record in Book 2965, Page 102, Register's Office for Davidson County, Tennessee.

The said LeRoy Kirby died on June 29, 1971, leaving the said Rosie Jane Kirby the sole surviving tenant by the entirety.

The said Rosie Jane Kirby died testate on July 23, 1993, leaving a Last Will and Testament dated October 31, 1979, which Will was filed for probate in the Probate Court for Davidson County, Tennessee, on December 3, 1993, in the matter in Re: The Estate of Rosie Jane Kirby, deceased, Docket No. 93P-1647. Under the provisions of the decedent's Will, all of her property, real, personal or mixed, including the real property described above, was given and devised to her children, Carl Wayne Kirby and Janie Lee Kirby Vetetoe. Janie Lee Kirby Vetetoe predeceased Rosie Jane Kirby. Michael Eugene Vetetoe, Patty Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson, and Christopher Lee Vetetoe are the only children born to or adopted by Janie Lee Kirby Vetetoe during her lifetime and are her only heirs-at-law. Accordingly, the real property described above is vested one-half (1/2) in Carl Wayne Kirby and one-half (1/2) in Michael Eugene Vetetoe, Patty Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson and Christopher Lee Vetetoe as tenants in common.

Being the same property conveyed to Carl Wayne Kirby and wife, Sandra Fay Adams Kirby by Warranty Deed from Carl Wayne Kirby, Michael Eugene Vetetoe, Patty Camille Vetetoe Sanders, Cynthia Gayle Vetetoe

Hamblen, Karen Elaine Vetetoe Wilkerson, and Christopher Lee Vetetoe, all of the heirs and beneficiaries of the Estate of Rosie Jane Kirby, deceased, dated 07/31/1995, of record in Book 9749, Page 77, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 349 Oakview Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 30th of September 2025

Carl Wayne Kirby

Sandra Fay Adams Kirby

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Wayne Kirby and Sandra Fay Adams Kirby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this September 30, 2025

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 9.30.2025.

Kayla Adams
Affiant
Date: 9.30.2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of September, 2025.

K. Renee Long
Notary Public

My Commission Expires: 01.20.28

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER