Karen Johnson Davidson County
Batch# 1403166 DEEDWARR
04/08/2026 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260408-0028134

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$200,000.00**

Subscribed and sworn to before me this 2nd day of April, 2026.

Notary Public **Affiant**
My Commission Expires: 5/3/27

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kelly Kirby & Charles S. Mitchell **941B Gale Lane** **Nashville, TN 37204**	**Kelly Kirby & Charles S. Mitchell** **941B Gale Lane** **Nashville, TN 37204**	**060-03-0-068.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Kirra Wiles Menees, a married woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kelly Kirby, a married man and Charles S. Mitchell**, an **unmarried man, tenants in common without rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Section One, Oak Park Subdivision, of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM HERBERT WILES AND WIFE, RITA N. WILES, by Warranty Deed from OAK PARK DEVELOPERS, INC., of record in Book 4050, Page 591, dated August 24, 1966, Register's Office for Davidson County, Tennessee.

RITA N. WILES having since died on or about January 28, 2015, leaving WILLIAM HERBERT WILES as the surviving tenant by the entirety.

WILLIAM HERBERT WILES died intestate on or about January 10, 2026, leaving KIRRA WILES MENESS as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20260206-0008786, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is ( ) unimproved (X) improved property known as: 145 Southridge Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 2nd day of April, 2026.

Kirra Wiles Menees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Kirra Wiles Menees,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 11/26/2028

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **4/2/2026** [DATE].

AFFIANT SIGNATURE

4/2/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **2nd** day of **April**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

