Karen Johnson Davidson County
Batch# 1460539 DEEDWARR
08/18/2026 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20260818-0076884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joshua Duane Hysell	FirstBank c/o Shellpoint Mortgage	032-13-0-019.00
(NAME)	(NAME)	
4220 Winterbrook Rd	PO BOX 7050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-1027	Troy, MI 48007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick, an unmarried woman**, hereinafter called the GRANTOR, has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Duane Hysell, an unmarried man**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Timbertrail Subdivision, Section One, as recorded in Book 5200, page 205, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Loree Kirkpatrick and Ehren Howse, both unmarried as joint tenants with the right of survivorship by Warranty Deed from Albert Martin Blumhoefer, II and wife, Paula Blumhoefer of record in Book 11152, Page 201, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 12, 1998.

Further being the same property conveyed to Loree Kirkpatrick Beard, by quitclaim deed from Ehren Terrell Howse of record in Instrument No. 20260728-0068591, Register's Office, Davidson County, Tennessee, dated February 14, 2025, and recorded on July 28, 2026.

Further being the same property conveyed to Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick, an unmarried woman, by quitclaim deed from Erle Beard, an unmarried man, of record in Instrument No. 20260811-0073899, Register's Office, Davidson County, Tennessee, dated August 7, 2026, and recorded on August 11, 2026.

The said Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick and Erle Beard are divorced pursuant to a Final Decree of Divorce entered on April 8, 2026 of record under Docket No. 22D1468 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville in the divorce action styled: Erle Stanley Beard v. Loree C. Beard. The said Erle Beard makes this conveyance to comply with the above mentioned Final Decree of Divorce and convey any and all interest he may have in said property.

Loree Catruan Kirkpatrick, Loree Kirkpatrick Beard, and Loree Kirkpatrick are one and the same person.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4220 Winterbrook Rd, Nashville, TN 37207-1027
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 7th day of August, 2026.

Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 4/1/30

ROY P. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

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 8/7/26 [DATE].

AFFIANT SIGNATURE

8/11/26

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 11 day of Aug, 2026.

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

