

Lot 176

This instrument was prepared by:

Cynthia Herron-Hertaus
13205 Deception Pass Unit 800
Fishers, IN 46038

Once recorded, return to:

Jaelyn M. Herron
62 Franklin St. Apt 211
Brownsburg, IN 46112

BK/PG: WD125/594-597

24000466

4 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 26711	
05/11/2024 - 09:04:37 AM	
VALUE	7300.00
MORTGAGE TAX	0.00
TRANSFER TAX	27.01
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	50.01

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

This Space for Recorder's Use Only.

Tennessee General Warranty Deed

State of Tennessee

County of Clay

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Seven Thousand Three Hundred US Dollars (\$ 7,300.00) in hand, paid to

Robert Barr, a married male

with an address of 266 Red Oak Ridge Rd, Celina, TN 38551

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Cynthia Herron + Jaelyn Herron - Married Female + Single Female

with an address of 62 Franklin St Apt 211 Brownsburg, IN

(the "Grantee" or "Grantees") its successors and assigns the following-described real property,

lying, being and situated in Clay County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as **EXHIBIT A**.

Tax Parcel ID Number 0116B B 0116.00

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Jaelyn + Cindy Herron

Address: 13205 Deception Pass Unit 800 Fishers, IN 46038

TRANSFERRED
MAP 0116B B CM 0116.00
ANGIE EADS

ASSESSOR OF PROPERTY APPROVED Page 1 of 4

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year _____ and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: Robert Barr Date: 5/11/24
Printed Name: ROBERT BARR

Grantor Signature: _____ Date: _____
Printed Name: _____

1st Witness Signature: _____ Date: _____
Printed Name: _____

2nd Witness Signature: _____ Date: _____
Printed Name: _____

I, or We, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 1,500.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cynthia Herron Hertaus
Affiant

Seen to and subscribed to before me this 11 day of May 2024
Shirley B. Harrison Register



RECEIVED
MAY 13 2024
CLAY COUNTY, TENN.
REGISTER OF DEEDS

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

County of Clay)

On May 11, 2024 before me, Brenda Brown,
personally appeared Robert Brown,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

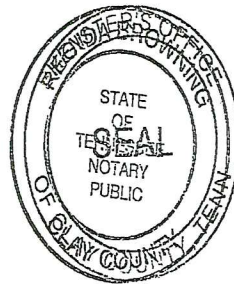
Brenda Brown

Printed Name

Brenda Brown

My Commission Expires

8/21/2027



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot #176 in Dale Hollow Shores Subdivision
Celina, TN. 1 Acre Residential lot on Rock
Springs Rd. Celina, TN. 38551

Control Map 016B

Group B

Parcel 016.00

Recorded in Book 123. Page 643 in Celina, TN
on 8/11/2023.