

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS, (\$115,000.00) cash in hand paid, the receipt of which is hereby acknowledged, We, **KARTHAGE KARDONE, INC., a Tennessee Corporation, and KELLY KIRBY,** hereinafter referred at as "**GRANTORS**", have bargained and sold and by these presents do transfer and convey unto **DIEUDONNE VILSAINT,** his heirs and assigns, the following described tracts or parcels of land located and situated in the Seventh (7<sup>th</sup>) Civil District of Macon County, Tennessee, bounded and described as follows:

## Lot 10

**BEGINNING** at an iron pin new in the west line of Rose Hill Road being the southeast corner of this tract and being a corner to lot 9 (5.13 acres) of the Johnathan and Sonya Brown property also being located north 1517.15 feet as measured along the west line of Rose Hill Road from Roy and Shirley Miller property as described in record book 167 page 279; thence leaving the road with tract 9 (5.13 acres) north 83 degrees 09 minutes 51 seconds west a distance of 541.55 feet to an iron pin new also being a corner to Roy and Shirley Miller property as described in record book 167 page 279; thence with Miller north 08 degrees 53 minutes 18 seconds east a distance of 445.86 feet to an iron pin old also being a corner to tract 11 (6.51 acres) of Johnathan and Sonya Brown property; thence with tract 11 (6.51 acres) south 86 degrees 57 minutes 41 seconds east a distance of 497.27 feet to an iron pin new in the west line of Rose Hill Road; thence with the west line of Rose Hill Road for the next 2 calls south 02 degrees 58 minutes 27 seconds west a distance of 392.25 feet to a point; thence with a curve turning to the right with an arc length of 87.21 feet, with a radius of 1269.50 feet, with a chord bearing of south 04 degrees 52 minutes 05 seconds west, with a chord length of 87.19 feet to an iron pin new; which is the point of **BEGINNING,** having an area of 5.52 acres more or less.

## Lot 11

**BEGINNING** at an iron pin new in the west line of Rose Hill Road being the southeast corner to this tract and a corner to tract 10 (5.52 acres) of the Johnathan and Sonya Brown property also being 1208.71 feet as measured along the west side of Rose Hill Road from Reed Bray property as described in deed book 162 page 50; thence with tract 10 (5.52 acres) north 86 degrees 57 minutes 41 seconds west a distance of 497.27 feet to an iron pin old also being a corner to Roy and Shirley Miller property as described in record book 167 page 279; thence with miller north 86 degrees 07 minutes 48 seconds west a distance of 813.67 feet to an iron pin new also being a corner to tract 7 (27.67 acres) of the Johnathan and Sonya Brown property; thence with tract 7 (27.67 acres) north 00 degrees 00 minutes 30 seconds west a distance of 207.00 feet to an iron pin new also being a corner to tract 12 (6.52 acres) of the Johnathan and Sonya Brown property; thence with tract 12 (6.52 acres) south 87 degrees 01 minutes 33 seconds east a distance of 1312.07 feet to an iron pin new in the west line of Rose Hill road; thence with the west line of Rose Hill road for the next 2 calls with a curve turning to the right

RICKEY SHOULDERS  
ASSESSOR OF PROPERTY  
1/4  
DI MAP GP C-MAP PARCEL  
COMPLETE SPLIT  
800/76

Prepared By:  
**BASS AND BASS, ATTORNEYS**  
Carthage, TN

with an arc length of 114.15 feet, with a radius of 682.00 feet, with a chord bearing of south 01 degrees 49 minutes 15 seconds east, with a chord length of 114.02 feet to a point; thence south 02 degrees 58 minutes 27 seconds West a distance of 106.38 feet to an iron pin new; which is the point of **BEGINNING**, having an area of 6.51 acres more or less.

**BEING** a portion of the same property conveyed to Karthage Kardone, Inc. and Kelly Kirby by deed from Johnathan Edward Brown and Sonya Ann Brown, dated July 12, 2021, of record in Record Book 134, Page 660, Register's Office for Macon County, Tennessee.

This is unimproved property generally known as Lots 10 and 11 of Rose Hill Road, Red Boiling Springs, TN 37150.

This Conveyance is subject to the following:

1. Such matters as shown on the survey by Steven Michael Holland, R. L. S. # 2337, dated April 29, 2021.
2. Property Use Restrictions of record in Record Book 134, Page 660, Register's Office for Macon County, Tennessee.

Possession: Date of Deed;  
2022 Taxes Prorated  
Map: 64; Parcel: 8.00 (part of)

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **DIEUDONNE VILSAINT**, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

**GRANTORS FURTHER COVENANT** and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said **DIEUDONNE VILSAINT**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

**WITNESS OUR HANDS** this the 25 day of July, 2022.

**KARTHAGE KARDONE, INC.**

By:

  
\_\_\_\_\_  
**JOSHUA D. KIRBY, Sole Shareholder**

  
\_\_\_\_\_  
**KELLY KIRBY**

ACKNOWLEDGEMENTS

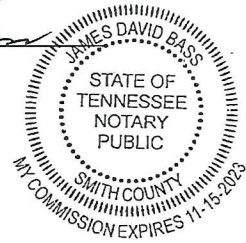
STATE OF TENNESSEE  
COUNTY OF SMITH

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared Joshua D. Kirby, with whom I am personally acquainted and who upon oath acknowledged himself to be the Sole Shareholder of KARTHAGE KARDONE, INC., a Tennessee Corporation, the within named bargainer, and that as the Sole Shareholder and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name by the name of the said corporation by the said sole shareholder.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 25 day of July, 2022.

*James David Bass*  
Notary Public

My Commission expires: 11/15/23



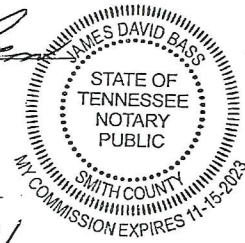
STATE OF TENNESSEE  
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, KELLY KIRBY, one of the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 25 day of July, 2022.

*James David Bass*  
Notary Public

My Commission expires: 11/15/23



Name and Address of New Property owner  
Send Tax Notice to:

Mr. Dieudonne Vilsaint  
P.O. Box 2222  
Auriedoc TN 37011

AFFIDAVIT

STATE OF TENNESSEE  
COUNTY OF SMITH

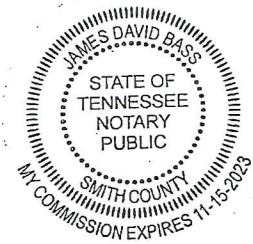
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$115,000.00 which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

*Dieudonne Vilsaint*  
Affiant

Subscribed & sworn to before me the 25 day of July, 2022.

*James David Bass*  
Notary Public

My Commission expires: 11/15/23  
WD—Kardone&Kirby-Vilsaint



BK/PG: RB169/637-639  
22003269

3 PGS:AL-WARRANTY DEED	
MELANIE BATCH: 59419	
07/28/2022 - 02:39:04 PM	
VALUE	115000.00
MORTGAGE TAX	0.00
TRANSFER TAX	425.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	443.50

STATE OF TENNESSEE, MACON COUNTY  
CYNTHIA JONES  
REGISTERED PROFESSIONAL