Karen Johnson Davidson County
Batch# 328738 DEEDWARR
12/12/2019 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20191212-0128301

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$435,000.00**

Affiant

Subscribed and sworn to me on December 11th, 2019

NOTARY PUBLIC
My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zackery Herring and Victoria Herring 513 Nichol Rd Nashville, TN 37209	New Owner	091 10 0 221.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Vince William Greenwald and Caroline Elizabeth Greenwald, husband and wife ,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Zackery Herring and Victoria Herring, husband and wife** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block "I" on the Map of Holman Heights, Vernon and Lovells Subdivision of Blocks No. 13, 14, 15 and 17 in Subdivision of B. F. Cockrill Farm, of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description:

Being the same property conveyed to Vince William Greenwald and Caroline Elizabeth Greenwald by Warranty Deed from Loewen Pride Properties, LLC, a Nevada Limited Company of record in Instrument No.20180302-0020085, Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded March 2, 2018.

This is **improved** property, known as **513 Nichol Road, Nashville, TN 37209.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on December 11, 2019

Vince William Greenwald

Caroline Elizabeth Greenwald

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Vince William Greenwald who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of December 2019.

Claire H Jenkins

Notary Public

My Commission Expires: 10/2/23

(SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Caroline Elizabeth Greenwald who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of December 2019.

Claire H Jenkins

Notary Public

My Commission Expires: 10/2/23

(SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020