WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-8098

Karen Johnson Davidson County
Batch# 495294 DEEDWARR
10/14/2020 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $609.76
20201014-0119331

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF October, 2020,

Rachel Marie Collins
NOTARY PUBLIC

My Commission Expires: 3-6-2024

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. Pratt, Esq.
Ortale Kelley Law Firm
330 Commerce Street, Ste. 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rhonda Knight 3240 Mexico Drive Nashville, TN 37218	Same	080-08-0-257.00

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, **Shirley Ann Herrman, Jennifer Rose Gann, Robert Brandon Herrman, and Amanda Beth Smith** called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Rhonda Knight, a single woman,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 of the Bordeaux Hills Subdivision of record in Plat Book 3600, page 49, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Said Lot No. 43 fronts 54.99 feet on the easterly side of Mexico Drive and runs back 128.23 feet on the northerly line and 126.5 feet on the southerly line to a dead line measuring 57.28 feet thereon.

Being the same property conveyed to M.L. Randall and wife, Shirley Randall by Warranty Deed from Lula B. Winn and Carol A. Winn of record in Book 4873, page 730, Register's Office for Davidson County, Tennessee, dated December 4, 1974 and recorded on December 9, 1974.

M.L. Randall having died, leaving Shirley Randall as surviving tenant. Shirley Randall having later died testate. Pursuant to the Last Will and Testament of Shirley Randall filed in the Probate records of Davidson County, Tennessee, Docket 97554, subject property was devised to Robert Herald Herrman.

Being the same property conveyed to Jacqueline Simmons by Installment Deed from Robert Herald Herrman of record in Book 10781, Page 912, Register's Office for Davidson County, Tennessee, dated January 28, 1998 and recorded on February 4, 1998.

Being the same property conveyed to William C. Howse and Tonya D. Davis by Quitclaim Deed from Jacqueline Simmons of record in Instrument No. 20010621-0065911 Register's Office for Davidson County, Tennessee, dated October 5, 2000 and recorded on June 21, 2001.

Being the same property conveyed to Robert H. Herrman by Trustees Deed from Bill Herrman, Trustee of record in Instrument No. 20060306-0025436 Register's Office for Davidson County, Tennessee, dated November 20, 2003 and recorded on March 6, 2006.

Being the same property conveyed to Dan Evins by Quitclaim Deed from Robert Herrman of record in Instrument No. 20071017-0123077 Register's Office for Davidson County, Tennessee dated September 25, 2007 and recorded on October 17, 2007.

Being the same property conveyed to Robert H. Herrman by Quitclaim Deed from Dan Evins of record in Instrument No. 20091009-0094360 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 9, 2009.

The said Robert Herald Herrman having since died on or about June 23, 2019. The Last Will and Testament of Robert H. Herrman, of record as Estate #19P1289 in the Probate Clerk's Office for Davidson County, Tennessee, a certified copy of which is recorded as Instrument No. 20190926-0098104 in the Register's Office for Davidson County, Tennessee, devised half of the subject property to his wife, Shirley Herrman, and half to his children, Jennifer Rose Gann, Robert Brandon Herrman, and Amanda Smith in equal shares.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property is also known as improved property located at 3240 Mexico Drive, Nashville, Tennessee37218.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has 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 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.

WITNESS our hands this 9TH day of OCTOBER, 2020.

Shirley Ann Herrman

Shirley Ann Herrman

Jennifer Rose Gann
By: Shirley Ann Herrman, Attorney In Fact

Robert Brandon Herrman
By: Shirley Ann Herrman, Attorney In Fact

Amanda Beth Smith
By: Shirley Ann Herrman, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Shirley Ann Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument.

Witness my hand and official seal this 9th day of October, 2020.

Notary Public

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Shirley Ann Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jennifer Rose Gann, as her Attorney In Fact, as the free act and deed of the within named Jennifer Rose Gann.

Witness my hand and official seal this 9th day of October, 2020.

Notary Public

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Shirley Ann Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Robert Brandon Herrman, as her Attorney In Fact, as the free act and deed of the within named Robert Brandon Herrman.

Witness my hand and official seal this 9th day of October, 2020.

Notary Public

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Shirley Ann Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Amanda Beth Smith, as her Attorney In Fact, as the free act and deed of the within named Amanda Beth Smith.

Witness my hand and official seal this 9th day of October, 2020.

Notary Public

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

