Karen Johnson Davidson County
Batch# 555692 DEEDWARR
01/15/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,820.25
20210115-0007374

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131667**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,032,500.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jaime Rebecca Heller 5890 Ashland Drive East Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-12-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Hermann and Lauren Gillory, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jaime Rebecca Heller, a married woman**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Otter Creek Hills, of record in Plat Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL HERMANN AND LAUREN GILLORY, by deed from SCOTT NAYLOR AND LYDIA NAYLOR, HUSBAND AND WIFE, of record in Instrument No. 20180628-0062641 , dated June 26, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 144-12-0-040.00.

Matters shown on the Plan of record in Plat Book 2900, pages 110 and 111, said Register's Office.

This is improved property located at 5890 Ashland Drive East Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2021.

Daniel Hermann

Lauren Gillory by Daniel Hermann, her Attorney-in-Fact

attny-in-fact

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Hermann, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren Gillory and that he is authorized by Lauren Gillory to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public

My Commission Expires: 10/6/2023

JEANINE BETH LEBLEU
Notary Public, State of Texas
Comm. Expires 10-06-2023
Notary ID 130396276

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY