Boy 36

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $15,000.00

Anna Jordenhare
Affiant

Subscribed and sworn to before me this 20th day of May, 2021.

June E Rowell
NOTARY PUBLIC

My commission expires 9-7-2021

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 641392 DEEDQC
05/20/2021 03:12:28 PM 3 pgs
Fees: $18.00 Taxes: $55.50

20210520-0068944

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34705

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chris Philip 4184 Blueberry Hill Road Nashville, TN 37218	NEW OWNER	057 00 0 116 00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Shirley Herrman one half interest, and to his three children, Jennifer Gann, Robert Herrman and Amanda Smith each getting one sixth interest, **("Grantor(s)")**, by these presents, quitclaim, grant and convey unto Chris Philip, **("Grantee(s)")**, his/her/their heirs and/or its successors and or assigns, all his/her/their/its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

A tract of land in Davidson County, Tennessee, and being described as follows: BEGINNING at an iron pin, said pin being the southeast corner of this tract and being the northeast corner of the Elree H. Jones property as shown on a survey by Ralph W. C. Lambert, dated August 2, 1958; thence North 74 degrees 30' West 366 feet to a point; thence North 15.00 degrees 00 minutes East 200 feet to a point; thence North 74 degrees 45' West 234 feet to a point; thence North 15 degrees 00' East 210 feet to an iron pin; thence South 74 degrees 45' East 504 feet to an iron pin; thence South 2 degrees 00' West 410 feet to the point of beginning, containing 4.12 acres more or less.

Being the same property conveyed to Benjamin F. Farrell, Jr. a single person by Quitclaim Deed from George M. Slater and wife Maudie Bell Slater, of record in Book 7413, Page 841, in the Register's Office of Davidson County, Tennessee, dated November 16, 1987 and recorded November 30, 1987.

Being the same property conveyed to Bob Herrman by Final Decree confirming sale by the Chancery Court for Davidson County, Tennessee, in Book 8454, Page 566, in the Register's Office of Davidson County, Tennessee, dated September 19, 1991 and recorded October 1, 1991. Bob Herrman aka Robert H. Herrman, having since died.

The Last Will and Testament of Robert H. Herrman, Probate having been filed in Docket No. 19P1289 in the Davidson County, Tennessee Probate Court, a certified copy of the Last Will and Testament is of record in Instrument No. 20190926-0098104 in the Register's Office for Davidson County, Tennessee, devised the subject property to his wife, Shirley Herrman one half interest, and to his three children, Jennifer Gann, Robert Herrman and Amanda Smith each getting one sixth interest

FOR INFORMATION PURPOSES ONLY

Property Address: 0 Old Hickory Boulevard, Ashland City, TN 37015

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 20 day of MAY, 2021.

Shirley Herrman

Jennifer Gann

Robert Herrman

Amanda Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Shirley Herrman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on May 20, 2021.

Notary Public

My Commission Expires: Jan. 8, 2024

ALEXIS SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 8, 2024

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Jennifer Gann, , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on May 20, 2021.

Notary Public

My Commission Expires:
Jan. 8, 2024

ALEXIS SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 8, 2024

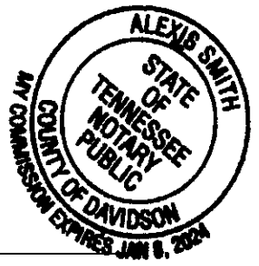
STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Robert Herrman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on May 20, 2021.

Alexis Smith
Notary Public

My Commission Expires: Jan. 8, 2024



STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Amanda Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on May 20, 2021.

Alexis Smith
Notary Public

My Commission Expires:
Jan. 8, 2024

