WARRANTY DEED

Karen Johnson Davidson County
Batch# 652136 **DEEDWARR**
06/08/2021 03:16:17 PM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20210608-0076971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Scott Espensen and Sarah B. Miller	New Owner	
(NAME)	(NAME)	
7741 Indian Springs Drive		128-09-0B-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANE W. HERRING, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL SCOTT ESPENSEN AND SARAH B. MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 1 on the Plan of Sycamore Glen, of record in Plat Book 5200, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an easement for ingress and egress to said site over and across the access easement as shown on said plan.

Together with one third undivided interest in the property identified as "Common Area" on the Plan of Sycamore Glen of record in Book 5200, page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C.J. Herring and wife, Jane W. Herring by Warranty deed from Carlos Wanes Menino Bedrossian and wife, Ursula Kennedy Bedrossian, of record in Book 7002, page 305, Register's Office for Davidson County, Tennessee, dated September 30, 1986. C. J. Herring died April 21, 2011, vesting title solely in Jane W. Herring as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7741 Indian Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 7 day of June, 2021

Jane W. Herring

JANE W. HERRING

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 Jane W. Herring, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2021.

Commission expires: 7/9/24

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Timothy King

Notary Public