Karen Johnson Davidson County
Batch# 725954 DEEDWARR
09/28/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210928-0130415

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File No. EY-21-1348

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Taylor Stubblefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2021

Emily Betts
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Robert Herman	**New Owner**	
(NAME)	(NAME)	
1002 Sharpe Avenue	**8300 Delmar Blvd. Apt.#345**	083-01-0-135.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**St. Louis, MO 63124**	
(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/we, **Paris Holdings, LLC, a Tennessee limited liabilty company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Robert Herman, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 the Easterly 50 feet of Lot 27 on the Plan of W. H. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot 27 fronts 50 feet on th Southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Paris Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew H. Kline and Esther R. Lindstrom, husband and wife of record in Instrument No. 20170524-0051663 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 24, 2017.

This is property more commonly known as 1002 Sharpe Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of September, 2021.

Paris Holdings LLC,
a Tennessee Limited Liability Company

By: _____
Joshua L. ~~Hunter~~, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua L. Hunter of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Paris Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 27th day of September, 2021.

Tiffany Whittle
Notary Signature

Printed Name: Tiffany Whittle

My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 27, 2021
Date

A. Scott Hubbard
Affiant Signature

9/27/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of September, 2021.

Emily Betts
Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024