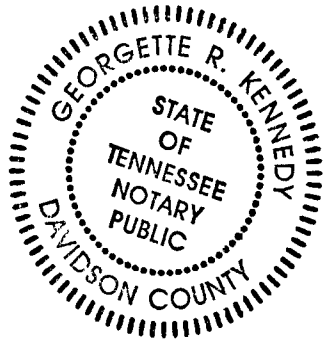
Karen Johnson Davidson County
Batch# 747516 DEEDWARR
11/02/2021 09:15:06 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20211102-0146388

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ermac Drive Development, LLC	Ermac Drive Development, LLC	107-03-0-005.00
(NAME)	(NAME)	
2135 Dana Avenue	2135 Dana Avenue	
(ADDRESS)	(ADDRESS)	
Cincinnati, OH 45207	Cincinnati, OH 45207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Phillip Allen Herald and Pamela Gwynn Herald Thompson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ermac Drive Development, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 Lot No. 15, on the plan of THE HIGHLANDS, of record in Plat Book 2663, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Allen Herald and Pamela Gwynn Herald Thompson by Quitclaim Deed dated 10/02/2017 from Phillip Allen Herald, as the Trustee of the Herald Family Trust dated March 4, 2016 of record in Instrument 201710090103082, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Herald Family Trust by Quitclaim Deed dated 03/04/2016 from Jo Ann Herald of record in Instrument 201603070021291, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jo Ann Herald by Quitclaim Deed dated 02/26/1980 from William V. Herald of record in Book 5573, Page 160, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William V. Herald and wife, Jo Ann Herald by Warranty Deed dated 03/26/1966 from James A. Carney and wife, Edith A. Carney of record in Book 4000, Page 989, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2663, Page 127, Register's Office for Davidson County, Tennessee. Release of Access Restriction of record in Book 8657, Page 389, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4346, Page 651, Register's Office for Davidson County, Tennessee. Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases. County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 712 Ermac Drive, Nashville, TN 37214

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 28th day of October, 2021.

Phillip Allen Herald

Pamela Gwynn Herald Thompson

State of Tennessee
County of Wilson

Personally appeared before me Phillip Allen Herald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of _____

Personally appeared before me Pamela Gwynn Herald Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of October, 2021.

Notary Public

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 712 Ermac Drive, Nashville, TN 37214
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 28th day of October, 2021.

Phillip Allen Herald

Pamela Gwynn Herald Thompson

State of Tennessee
County of _____

Personally appeared before me Phillip Allen Herald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of October, 2021.

Notary Public

My Commission Expires: _____

State of Tennessee
County of KNOX

Personally appeared before me Pamela Gwynn Herald Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2021.

Lisa Martin
Notary Public

LISA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 3-5-2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122