WARRANTY DEED

Karen Johnson Davidson County
Batch# 850081 DEEDWARR
05/03/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00

20220503-0051353

File No.: RP-22-1524B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
South Harbor Realty Group, LLC	FirstBank	072-14-0A-002.01CO
(NAME)	(NAME)	
112 West 7th Street Columbia, TN 38401	318 Seaboard Lane, suite 205 Franklin, TN 37067	
(ADDRESS)	(ADDRESS)	

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, I/WE, **SHIRLEY HERRMAN A/K/A SHIRLEY ANN HERRMAN, AN UNMARRIED WOMAN, JENNIFER GANN A/K/A JENNIFER ROSE HERRMAN, A MARRIED WOMAN, ROBERT HERRMAN A/K/A ROBERT BRANDON HERRMAN, AN UNMARRIED MAN, AND AMANDA SMITH A/K/A AMANDA BETH HERRMAN, A MARRIED WOMAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SOUTH HARBOR REALTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1524 Straightway Avenue Homeowners Association, Inc. a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220418-0044102, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert Herrman and Janet R. Marty from Robert Musgrave Sutton and wife, Clara C. Sutton, by Warranty Deed dated November 30, 1976, recorded January 3, 1977, in Book 5106, Page 10, in the Register's Office for Davidson County, Tennessee.

The said Janet R. Marty having died on or around June 18, 2016, intestate, unmarried, and without children, leaving her interest in subject property to her sisters, Kimberly Matocky, Karen Brody, and Jean Gura, pursuant to Affidavits of Heirship recorded in Instrument Nos. 20210602-0073436 and 20210610-0078270, in the Register's Office for Davidson County, Tennessee. Kimberly Matocky, Karen Brody, and Jean Gura, having conveyed their interest in subject property to Shirley Herrman, Jennifer Gann, Robert Herrman, and Amanda Smith, by Quitclaim Deed dated March 4, 2022, recorded March 17, 2022, in Instrument No. 20220317-0030936, in the Register's Office of Davidson County, Tennessee.

The said Robert Herrman having died June 23, 2019, devising his interest in subject property to his wife, Shirley Ann Herrman, and children, Jennifer Rose Herrman, Robert Brandon Herrman, and Amanda Beth Herrman, as evidenced by Last Will and Testament recorded in Instrument No. 20190926-0098104, said Register's Office, and closed Probate under Docket No. 19P1289, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This instrument is executed on behalf of Jennifer Gann by Shirley Herrman pursuant to a Power of Attorney executed by Jennifer Gann on February 2, 2022, of record in Instrument no. 20220418-0044100 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Robert Herrman by Shirley Herrman pursuant to a Power of Attorney executed by Robert Herrman on February 2, 2022, of record in Instrument no. 20220418-0044099 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Amanda Smith by Shirley Herrman pursuant to a Power of Attorney executed by Amanda Smith on February 2, 2022, of record in Instrument no. 20220418-0044098 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1524B Straightway Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 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), 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(s) this 28th day of April, 2022

Shirley Herrman

Jennifer Rose Gann by Shirley Herrman, her Attorney-In-Fact

Robert Brandon Herrman by Shirley Herrman, his Attorney-In-Fact

Amanda Beth Smith by Shirley Herrman, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2022, before me personally appeared Shirley Herrman, ~~Shirley Herrman, Shirley Herrman, Shirley Herrman and~~ , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2022.

Notary Signature
My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April 2022, before me personally appeared Shirley Herrman, as Attorney in Fact for Jennifer Gann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Gann and who acknowledged he/she/they executed the same as the free act and deed of the said Jennifer Gann.

Witness my hand and official seal, this the 28th day of April 2022.

Notary Public
My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April 2022, before me personally appeared Shirley Herrman, as Attorney in Fact for Robert Herrman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Herrman and who acknowledged he/she/they executed the same as the free act and deed of the said Robert Herrman.

Witness my hand and official seal, this the 28th day of April 2022.

Notary Public
My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April 2022, before me personally appeared Shirley Herrman, as Attorney in Fact for Amanda Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amanda Smith and who acknowledged he/she/they executed the same as the free act and deed of the said Amanda Smith.

Witness my hand and official seal, this the 28th day of April 2022.

Notary Public
My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024