# WARRANTY DEED

Karen Johnson Davidson County
Batch# 865694 DEEDWARR
06/01/2022 01:55:15 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20220601-0063335

MJ-ZS-22-4301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 1/11/2026 DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **JORGE E. SILVA** | **NEW OWNER** | |
| (NAME) **236 VALENCIA AVENUE** | (NAME) | **056-00-0 055.00** |
| (ADDRESS) **CORAL GABLES, FL 33134** | (ADDRESS) | |
| (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 consideration, the receipt of which is hereby acknowledged, **ROBERT BRANDON HERRMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORGE E. SILVA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEGINNING AT AN IRON ROD (SET) IN THE NORTHERLY MARGIN OF PECAN VALLEY ROAD AT THE SOUTHWEST CORNER OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHEAST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-*0098104,* (R.O.D.C, TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINES OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, N18°10'38"W, 388.69' TO AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN);

THENCE, N18°20'43"W, 111.31' TO AN IRON ROD WITH CAP STAMPED "1335" (FOUND) AT THE NORTHWEST CORNER OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN), SAID IRON ROD WITH CAP STAMPED "1335" (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, N63°17'11"E, 197.43' TO AN IRON ROD WITH CAP STAMPED "1335" (FOUND);

THENCE, N63°06'55"E, 50.66' TO AN IRON ROD WITH CAP STAMPED "1335" (FOUND) AT THE NORTHWEST CORNER OF THE CARL DOLLARHIDE, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 20041007-0121006, (R.O.D.C., TN), SAID IRON ROD WITH CAP STAMPED "1335" (FOUND) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF THE CARL DOLLARHIDE, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 20041007-0121006, (R.O.D.C., TN), S17°58'22"E, 500.02' TO AN IRON ROD (FOUND) IN THE NORTHERLY MARGIN OF PECAN VALLEY ROAD AT THE SOUTHWEST CORNER OF THE CARL DOLLARHIDE, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 20041007-0121006, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN

DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY MARGIN OF PECAN VALLEY ROAD, THE FOLLOWING TWO (2) COURSES:

THENCE, S63°07'12"W, 50.59' TO AN IRON ROD WITH CAP STAMPED "1335" (FOUND);

THENCE, S63°11'53"W, 195.41' TO THE POINT OF BEGINNING.CONTAINING 122,035 SQUARE FEET OR 2.80 ACRES, MORE OR LESS ACCORDING TO THE BOUNDARY SURVEY PREPARED BY H & H LAND SURVEYING, INC., AND DATED APRIL 28, 2022 AND REVISED MAY 5, 2022.

Being a portion of the same property conveyed to H. L. Randall and wife Theney Randall by Installment Deed from F. M. Howington (widower) and James F. Howington and Katherine Howington Jones of record in Book 1055, Page 165, Register's Office for Davidson County , Tennessee, dated October 15, 1937 and recorded on December 4, 1937.

Being the same property conveyed to Herold George Herrman and wife, Janice Randall Herrman by Quitclaim Deed from M. L. Randall, Larry Gene Randall, Dennis Lynn Randall, Jon Mac Randall, Robert Harold Herrman, Patricia Lynn Herrman, Randall Hugh Herrman, and George William Herrman of record in Book 5407, Page 918, Register's Office for Davidson County, Tennessee, dated February 27, 1979 and recorded on March 20, 1979. The said Janice Randall Herrman is now deceased.

Being the same property conveyed to Randall H. Herrman, George W. Herrman, Patricia L. Koenig and Robert H. Herrman by Quitclaim deed from Herold George Herrman of record in Book 10041, Page 782, Register's Office for Davidson County, Tennessee, dated April 3, 1996 and recorded on May 6, 1996.

Being the same property conveyed to Robert H. Herrman by Warranty Deed from Randall H. Herrman, George W. Herrman and Patricia L. Koenig of record in Instrument Number 20001215-0123579, Register's Office for Davidson County, Tennessee, dated October 11, 2000 and recorded on December 15, 2000.

Being the same property conveyed to Patricia L. Koenig by Installment Deed from Robert H. Herrman and wife, Shirley A. Herrman of record in Instrument No. 20040629-0076979, Register's Office for Davidson County, Tennessee, dated May 12, 2004 and recorded on June 29, 2004.

Being the same property conveyed to Robert H. Herrman and wife, Shirley A. Herrman by Quitclaim Deed from Patricia L. Koenig of record in Instrument No. 20131210-0125117, Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on December 10, 2013. The said Robert H. Herrman having since died leaving Shirley A. Herrman as the surviving tenant by the entirety.

Being the same property conveyed to Rob Herrman by Quitclaim Deed from Shirley A. Herrman of record in Instrument No. 20200520-0052405, Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 20, 2020. Rob Herrman is one and the same as Robert Brandon Herrman.

The herein described property is not now nor has ever been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Easement for Water Mains and Appurtenances of record in Book 6391, Page 474, and Book 6391, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4301 Pecan Valley Rd, Nashville, Tennessee 37218**.

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), 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 the 5th DAY OF MAY, 2022.

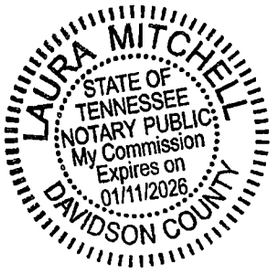
Robert Brandon Herrman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRANDON HERRMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212