QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 865694 DEEDQC
06/01/2022 01:55:15 PM 7 pgs
Fees: $37.00 Taxes: $0.00

20220601-0063339

MJ-ZS-22-4269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
SHIRLEY HERRMAN	**NEW OWNER**	
(NAME)	(NAME)	
4291 Pecan Valley Rd.		**p/o 056-00-0 010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **DOROTHY A. RANDALL AND SHIRLEY ALFORD HERRMAN, AKA SHIRLEY ANN HERRMAN AND JENNIFER ROSE GANN AND ROBERT BRANDON HERRMAN AND AMANDA BETH SMITH AND PATRICIA LYNN KOENIG AND RANDALL HUGH HERRMAN AND EMERAL STARR HERRMAN, TRUSTEE OF THE GEORGE W. HERRMAN FAMILY TRUST AND DENNIS LYNN RANDALL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIRLEY ANN HERRMAN,** 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:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA A

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 10.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 056-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), S60°39'55"W, 270.00' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH NEW LINES SEVERING THE JON M. RANDALL AND DOROTHY A. RANDALL REVOCABLE LIVING TRUST PROPERTY, THE FOLLOWING THREE (3) COURSES:

THENCE, N01°21'30"E, 85.50' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N77°59'10"E, 42.23' TO AN IRON ROD (SET);

THENCE, N78°48'14"E, 195.77' TO THE POINT OF BEGINNING.

CONTAINING 9,984 SQUARE FEET OR 0.229 ACRES, MORE OR LESS ACCORDING TO SURVEY PREPARED BY H&H LAND SURVEYING, INC. DATED APRIL 28, 2022 AND REVISED ON MAY 5, 2022.

AREA B

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 10.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 056-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 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, WITH THE NORTHERLY LINE OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C., TN), S63°11'38"W, 229.99' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN), SAID IRON ROD (SET) BEING IN THE EASTERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), N18°11'00"W, 79.55' TO AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NEW LINE SEVERING THE JON M. RANDALL AND DOROTHY A. RANDALL REVOCABLE LIVING TRUST PROPERTY, N83°01'38"E, 231.81' TO THE POINT OF BEGINNING.

CONTAINING 9,044 SQUARE FEET OR 0.208 ACRES, MORE OR LESS.ACCORDING TO SURVEY PREPARED BY H&H LAND SURVEYING, INC. DATED APRIL 28, 2022 AND REVISED ON 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.

Theney Randall died on February 5, 1971 and H. L. Randall (AKA J. L. Randall) died on January 6, 1972. Their Joint and Mutual Last Will and Testament devised life estates to their four children: Robert T. Randall (date of death February 5, 1971), M. L. Randall AKA Monroe L. Randall (date of death June 22, 1983, O. L. Randall (AKA Orville L. Randall (date of death February 5, 1978) and Janice Randall Herrman (date of death October 11, 1982); and upon their deaths to seven grandchildren: Robert Harold Herrman AKA Robert Herold Herrman, Patricia Lynn Herrman, Randall Hugh Herrman, George William Herrman, Larry Gene Randall, Dennis Lynn Randall, and Jon Mac Randall.

Robert Harold Herrman died on October 11, 1972 and by his Last Will and Testament in Case No. 19P1289 in the Probate Court for Davidson County, Tennessee, he devised his interest to Shirley Alford Herrman (AKA SHIRLEY ANN HERRMANN), Jennifer Rose Herrman, NKA Jennifer Rose Gann, Robert Brandon Herrman, and Amanda Beth Herrman.

George William Herrman died on June 29, 2014 and by his Last Will and Testament in Case Nos. 15P41 in the Probate Court for Davidson County, Tennessee and also recorded in Instrument No. 20150123-0006752 in the Davidson County, Register of Deeds, he devised his interest to the George W. Herrman Family Trust.

Larry Gene Randall died on November 11, 2003, leaving his brothers Jon M. Randall and Dennis L. Randall as his only heirs as evidenced by Affidavit of Heirship recorded in Instrument No. 20131010-0106303 and Instrument No. 20131010-0106304, Register's Office for Davidson County, Tennessee.

Jon M. Randall died on June 23, 2019 and by his Last Will and Testament in Will Book 244, Page 468, in the Probate Court for Hamilton County, Tennessee, and also recorded in Instrument No. 20170918-0095298 in the Register's Office for Davidson County, Tennessee, he devised his interest to the Jon M. Randall and Dorothy A. Randall Revocable Living Trust and further conveyed to Dorothy A. Randall by Trustee's Deed from Dorothy A. Randall, Trustee of the Jon M. Randall and Dorothy A. Randall Revocable Living Trust of record in Instrument No. 20171019-0107089 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022.
- Any and all existing easements and restrictions as shown of record not stated herein

This is property commonl known as part of: **4269 Pecan Valley Rd, Nashville, Tennessee 37218**.

Randall H Herrman

Randall Hugh Herrman

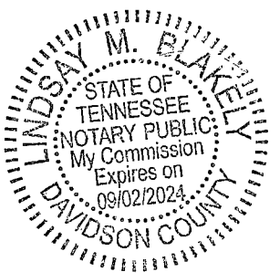
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL HUGH 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.

LM Blakely

Notary Public
My Commission Expires: 9/2/24
(SEAL)



Witness my/our hand(s) this the 5th DAY OF MAY, 2022.

Dorothy Randall by Jon Michael Randall, Attorney-in-Fact

Shirley Alford Herrman

Jennifer Rose Gann by Paul Hinman, Attorney-in-Fact

Robert Brandon Herrman

Amanda Beth Smith

Patricia Lynn Koenig by Paul Hinman, Attorney-in-Fact

George W. Herrman Family Trust

BY: Emeral Starr Herrman
Emeral Starr Herrman
Trustee

Dennis Lynn Randall by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Michael Randal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY A. RANDALL, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY A. RANDALL.

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

Notary Public
My Commission Expires: 6/11/23
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY ~~ALFORD~~ 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: 6/11/23
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER ROSE GANN, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER ROSE GANN.

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

Notary Public
My Commission Expires: 5/5/25
(SEAL)

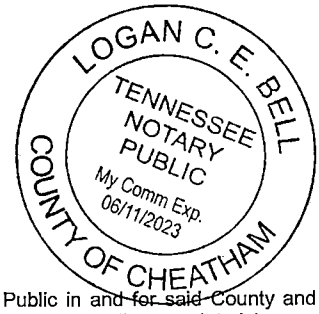


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 6/11/23
(SEAL)

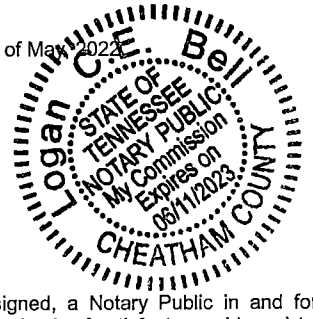


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA BETH 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: 6/11/23
(SEAL)

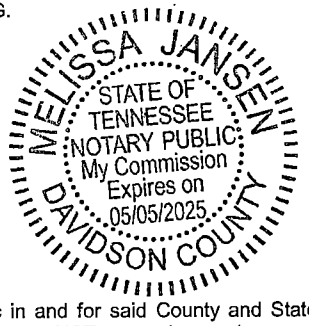


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA LYNN KOENIG, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA LYNN KOENIG.

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

Notary Public
My Commission Expires: 5/5/25
(SEAL)

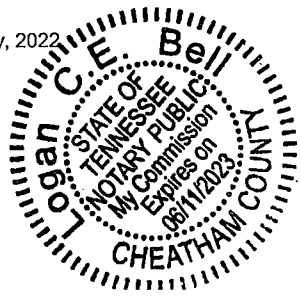


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMERAL STARR HERRMAN, TRUSTEE of GEORGE W. HERRMAN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

Notary Public



My Commission Expires: 6/11/25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DENNIS LYNN RANDALL, and who acknowledged he/she/they executed the same as the free act and deed of the said DENNIS LYNN RANDALL.

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

Melissa Jansen

Notary Public
My Commission Expires: 5/5/25
(SEAL)

