Karen Johnson Davidson County
Batch# 884171 DEEDWARR
07/05/2022 12:23:50 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20220705-0077383

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641315

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration c
for this transfer is: $765,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jody Broussard, Jr. and Marcella Gail Broussard 921 Plateau Parkway Nashville TN 37205	New Owner	Tax Parcel ID No. 115-01-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Herrmann and Karen F. Herrmann, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jody Broussard, Jr. and Marcella Gail Broussard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 224, as shown on the map entitled Addition to West Meade Hills and Resubdivision of Lot 80, West Meade Hills Section 3 Revised, of record in Plat Book 3600, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK A. HERRMANN AND KAREN F. HERRMANN, HUSBAND AND WIFE, by deed from JOHN W. MCCLELLAN AND SPOUSE, JO ELLA MCCLELLAN, A ONE-HALF INTEREST, AS TENANTS BY THE ENTIRETY AND CREED C. MCCLELLAN, A ONE-HALF INTEREST, THE HALF INTEREST S , AS THEY RELATE TO ONE ANOTHER, TO BE HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20171030-0110693 , dated October 25, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 115-01-0-045.00.

Matters shown on the Plan of record in Plat Book 3600, page 18, said Register's Office.

This is improved property located at 921 Plateau Parkway Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2022.

Mark A. Herrmann

Karen F. Herrmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Herrmann and Karen F. Herrmann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____