THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL Attorney at Law 214 2nd AVENUE NORTH, SUITE 205 NASHVILLE, TENNESSEE 37201 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this the 27 day of September, 2022. Notary Public My Commission Expires: My Commission Expires MAY 05, 2025

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Susan E. Freeman P. O. Box 150868 Nashville, TN 37214	Same	Davidson County Map/Parcel: 073 07 0 177.00

FOR AND IN CONSIDERATION of One Hundred Sixty-Eight Thousand Dollars ($168,000.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **MILTON S. HERRING AND WIFE, ANN L. HERRING, TRUSTEES U/A/D JUNE 18, 1993 and CECIL L. STONE AND WIFE, SHARON S. STONE, TRUSTEES U/A/D/ JULY 30, 1996,** by these presents does hereby sell and convey unto **SUSAN E. FREEMAN,** grantee, her heirs, successors, and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A – Legal Description

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and/or assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

See Exhibit B – Exceptions

Karen Johnson Davidson County
Batch# 923338 **DEEDWARR**
09/29/2022 01:22:08 PM 6 pgs
Fees: $33.00 Taxes: $621.60

20220929-0107690

Grantors do further covenant and bind themselves, their heir and successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whosoever. Whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 27 day of September, 2022.

(Signature Pages to Follow)

MILTON S. HERRING, Trustee
U/A/D June 18, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of September, 2022, before me, personally appeared Milton S. Herring, Trustee U/A/D June 18, 1993, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

ANN L. HERRING, Trustee
U/A/D June 18, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of September, 2022, before me, personally appeared Ann L. Herring, Trustee U/A/D June 18, 1993, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

Cecil L. Stone

CECIL L. STONE, Trustee
U/A/D July 30, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of September, 2022, before me, personally appeared Cecil L. Stone, Trustee U/A/D July 30, 1996, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charlotte E Herring

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

Sharon S. Stone

SHARON S. STONE, Trustee
U/A/D July 30, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of September, 2022, before me, personally appeared Cecil L. Stone, Trustee U/A/D July 30, 1996, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charlotte E Herring

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A – Legal Description

Land in the State of Tennessee, Davidson County, described as follows, to-wit:

Trace No. 1: Being Lot No. 43A of the Zone Lot Division of Lot Nos. 41 through 43 of Cabin Hill Subdivision, Section Three, and Lot Nos. 22 through 26, 38 and 39 of Cabin Hill Subdivision, Section Four, of record in Plat Book 6250, page 523, amending Plat Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James Ralph Robert and wife, Shirley Carter Robert, Trustees U/A/D August 3, 1995, by Deed of Record at Book 9967, page 672, Register's office for Davidson County, Tennessee.

Also Being the same property conveyed to MILTON S. HERRING AND WIFE, ANN L. HERRING, TRUSTEES U/A/D JUNE 18, 1993 and CECIL L. STONE AND WIFE, SHARON S. STONE, TRUSTEES U/A/D/ JULY 30, 1996, **by deed of record at Instrument Number 20210804-0104943,** Register's office for Davidson County, Tennessee.

This is Improved property commonly Known as 2307 Kimberly Dr., Nashville, TN 37214

Exhibit B – Exceptions

THIS CONVEYANCE IS SUBJECT TO:

Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; and All easements of record, including:

1) All matters on The Plan of record in Plat Book 5200, page 713 and as amended in Plat Book 6250, page 523, Register's Office for Davidson County, Tennessee;

2) Restrictive covenants of record in Book 6430, page 508 and as amended in Book 9412, page 317; Book 6250, page 523; and Book 9412, page 317, Register's Office for Davidson County, Tennessee;

3) Sewer easements of record at book 6181, page 107; and book 6209, page 475; and Book 6407, page 273, Register's Office for Davidson County, Tennessee;

4) Home Owners Association Covenants of record in Book 6560, page 154, Register's Office for Davidson County, Tennessee.