Karen Johnson Davidson County
Batch# 933651 DEEDWARR
10/25/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20221025-0115758

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Klaus Herbert and Anke Herbert	SEND TAX BILLS TO: Klaus Herbert and Anke Herbert	MAP-PARCEL NUMBERS
(NAME) 921 MIRAMONTES STREET	(NAME) 921 MIRAMONTES STREET	01700035500
(ADDRESS) HALF MOON BAY, CA 94019	(ADDRESS) HALF MOON BAY, CA 94019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jennifer Poirier, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Klaus Herbert and Anke Herbert** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, known as the Ray Emmett Lot as of record by Instrument No. 20010131-0009331, Register's Office for Davidson County, Tennessee, and a portion of that property conveyed to Ray Emmett by Instrument No. 20000313-0025506, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker R.L.S. TN Lic. No. 1465 dated 12-21-2000 as follows:

Beginning at an iron pin in the Southerly margin of Union Hill Road, said pin being the most Northwesterly corner of the herein described tract and the most Northeasterly corner of Nelle H. Jernigan (DB 3135, PG 425, RODCT): thence with said margin S 44 deg. 43' 47" E, 240.01' to an iron pin; thence now leaving said margin with a new line S 25 deg. 20' 19" W, 370.00' to an iron pin; thence N 44 deg. 43' 47" W, 283.94' to an iron pin in the West line of said Jernigan; thence with said line N 31 deg. 58' 26" E, 357.42' to the point of beginning, containing 2.092 acres, more or less.

Being the same property conveyed to Jennifer Poirier, a single person, by Warranty Deed from Jaime M. Hutton, a single person, of record in Instrument No. 20160419-0037635, Register's Office for Davidson County, Tennessee, dated April 18. 2016, and recorded on April 19, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 1429 Union Hill Rd. Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hand this 14 day of October, 2022.

Jennifer Poirier

Jennifer Poirier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jennifer Poirier** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of October, 2022

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 24, 2022.

Affiant Signature

10/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022