STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 4/13/24
File No. 22-17459

Karen Johnson Davidson County
Batch# 948723 DEEDWARR
12/07/2022 09:36:10 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00

20221207-0127502

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jared Herrmann and Sarah Herrmann (NAME)	New owners (NAME)	11-069.00
3016 Greer Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ivan D. Bennett and Sara A. Bennett, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Herrmann and Sarah Herrmann, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being all of property conveyed in Book 7814, page 974, Register's office, Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924; dated May 16, 1996, as follows:

Beginning at an iron pin in the Northerly margin, 25.0 feet from the center line of Greer Road, a corner to William H. Baker, Trustee (Deed Book 8553, page 694), and being the most Southwest corner of this tract; thence, leaving said road and with said Baker, N 13 deg. 19' 51" E. 677.36 feet to an iron pin set, a corner to said Baker; thence S 83 deg. 24' 48" E. 64.00 feet to an iron pin found; thence S. 05 deg. 54' 48" E. 707.38 feet to an iron pin set in the Northerly margin, 25.0 feet from the center line of said Greer Road; thence with the Northerly margin of said road for the next Three calls as follows: N 81 deg. 02' 24" W, 44.38 feet, N 81 deg. 59' 40" W. 166.65 feet; and N 75 deg. 27' 36" W 86.54 feet to the beginning, containing 2.84 acres, more or less.

Being the same property conveyed to Ivan D. Bennett and Sara A. Bennett, husband and wife by Special Warranty Deed dated July 29, 2002 from Federal Home Loan Mortgage Coporation, recorded August 14, 2002, in Instrument Number 20020814-0098324, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Sara A. Bennett is signed by his/her duly appointed Attorney-in-fact Ivan D. Bennett, pursuant to the Power of Attorney recorded in Instrument Number 20221207-067501, said Register's Office.

This is improved property, known as 3016 Greer Road, Goodlettsville, TN 37072.

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. Whenever 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 5th day of December, 2022.

Ivan D. Bennett

Sara A. Bennett by Ivan D. Bennett, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of December, 2022, before me personally appeared Ivan D. Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2022.

Notary Signature
My commission expires: 6/7/25

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ivan D. Bennett, attorney-in-fact for Sara A. Bennett, with whom I am personally acquainted, and who acknowledged that the Ivan D. Bennett on executed the within instrument for the purposes therein contained, and who further acknowledge that Ivan D. Bennett is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 2022.

Notary Signature
My commission expires: 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066