WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039789 DEEDWARR
08/17/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20230817-0064383

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/14/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Partridge and Jeanne Partridge	Robert Partridge and Jeanne Partridge	104-14-0-G-087-00-CO
(NAME)	(NAME)	
151 Traymore Lane	151 Traymore Lane	
(ADDRESS)	(ADDRESS)	
Rose Valley, PA 19063	Rose Valley, PA 19063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory T. Hersh and Merle C. Born, joint tenants with rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Partridge and Jeanne Partridge, 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 Lot 129, PHASE 1A/GREEN VIEW, REVISED WHITWORTH, as shown on plat record in Plat Book 7900, Page 145, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gregory T. Hersh and Merle C. Born, joint tenants with rights of survivorship by deed dated July 1, 2013 from Steven R. Goertz, unmarried of record in Instrument No. 20130705-0069937, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 53 Green View, Nashville, TN 37205
(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/our hands this 10th day of August, 2023.

Gregory T. Hersh

Merle C. Born

State of Tennessee
County of Davidson

On this 10th day of August, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Gregory T. Hersh and Merle C. Born, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of August, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Partridge

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 August 10, 2023.

Date

Affiant Signature

8.10.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of August, 2023.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY