Karen Johnson Davidson County
Batch# 1040857 DEEDWARR
08/21/2023 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,580.83
20230821-0065128

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37781-07-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $427,250.00. Affiant Subscribed and sworn to before me this 18th day of August, 2023. Notary Public My Commission Expires: 4-19-26

SHELBY WILLING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 4-19-26

WARRANTY DEED

Address New Owner: Muyiwa Adedokun Rosalind Gayle Adedokun 2032 Herman Street Nashville, TN 37208	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 092070E00100CO

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, **Richard Bacon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Muyiwa Adedokun and Rosalind Gayle Adedokun, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2032 Herman Street, Nashville, TN 37208.

The subject property has never been the marital residence of the Grantor.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1 on The Plan of Herman Street Residences, a Horizontal Property Regime with Private Elements (a Planned Unit Development) as shown on Exhibit "C" of Herman Street Residences, of record in Instrument No. 20170616-0060735, 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 Richard Bacon by deed dated June 15, 2017 from Joseph H. Bowman, IV and Jere D. Pewitt of record in Instrument No. 20170619-0061172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 092070E00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Herman Street Residences, of record in Instrument No 20170616-0060735, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit "C" to the Declaration in Instrument No. 20170616-0060735, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, Page 162, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of August, 2023.

Richard Bacon

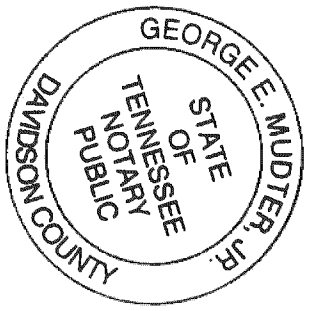
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2023.

Notary Public

My Commission Expires: 3/6/24



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd *(custodian's name)*, 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 18, 2023 *(date of document)*.

Melanie Judd
Custodian's Signature

8/21/23
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 21st day of August, 2023.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26