Prepared by
Record... Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745362

Karen Johnson Davidson County
Batch# 1045527 **DEEDWARR**
09/01/2023 12 05 16 PM 2 pgs
Fees $13 00 Taxes $1,154 40

20230901-0068802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$312,000 00~~

Affiant

Subscribed and sworn to before me, this 31st day of August, 2023

Notary Public
My Commission Expires.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Herrmann and Karen Forte Herrmann 1343 General George Patton Nashville, TN 37221	New Owner	Tax Parcel ID No 142-15-0D-007 00 CO

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, **The Austin L. Jolliff Revocable Living Trust u/a/d August 28, 1995, as amended on May 20, 2008 and further amendment on January 14, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Herrmann and Karen Forte Herrmann, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of Sun Valley Townhomes, as shown on plan of record in Plat Book 6900, page 519, said Register's Office, and subject to the Declaration of Covenants, Conditions and Restrictions of Sun Valley Town Homes, a Horizontal Property Regime with Private Elements of record in Book 7422, page 977, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AUSTIN LEVERE JOLLIFF AND WIFE, MARY C JOLLIFF, by deed from JOHN R. HULEN AND WIFE, JOANN HULEN, of record in Book 7449, page 815, dated January 11, 1988, said Register's Office

Being further conveyed to AUSTIN L. JOLLIFF AND WIFE, MARY C. JOLLIFF, TRUSTEE S U/A/D AUGUST 28, 1995 by quitclaim deed from AUSTIN LEVERE JOLLIFF AND WIFE, MARY C. JOLLIFF, of record in Book 9818, page 136, dated August 28, 1995, said Register's Office

MARY C. JOLLIFF, died on or about October 25, 2006, leaving AUSTIN L. JOLLIFF, as the surviving Trustee.

The Austin L Jolliff and Mary C. Jolliff Joint Revocable Trust Agreement is now known as The Austin L Jolliff Revocable Living Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 142-15-0D-007 00 CO

Matters shown on the Plan of record in Plat Book 6900, page 519, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Book 7422, page 977, amended in Book 11178, page 927 and in Instrument No. 20081230-0123406, said Register's Office.

This is improved property located at 413 Sunvalley West Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

The Austin L. Jolliff Revocable Living Trust u/a/d August 28, 1995, as amended on May 20, 2008 and further amendment on January 14, 2014

By: Austin L Jolliff, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin L. Jolliff, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Austin L. Jolliff Revocable Living Trust u/a/d August 28, 1995, as amended on May 20, 2008 and further amendment on January 14, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 31st day of August, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2025