Karen Johnson Davidson County
Batch# 1045797 DEEDWARRSP
09/05/2023 10 03 09 AM 2 pgs
Fees $12 00 Taxes $0 00
20230905-0069173

SPECIAL WARRANTY DEED

STATE OF Missouri
COUNTY OF St. Louis

WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **EXEMPT**, as pursuant to TCA § 67-4-409(a)(1)(c)(vi)

Joseph R. Herman, Trustee
Joseph R. Herman, AFFIANT & TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2023

Rachel J. Washington
NOTARY PUBLIC

RACHEL J. WASHINGTON
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Feb. 15, 2027
Commission # 23088004

MY COMMISSION EXPIRES February 15, 2027

INSTRUMENT PREPARED BY and after recording, RETURN TO:
J Edward Nanney, Attorney at Law
4Sight Legal Services, PLLC
620 Lindsay Street, Suite 220
Chattanooga, TN 37403

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO	TAX MAP/PARCEL ID NUMBERS
JOSEPH R HERMAN, Sole Trustee or his successors in trust, under the JOSEPH R HERMAN LIVING TRUST, dated April 20, 2023 18 Picardy Hill Drive Chesterfield, MO 63017	JOSEPH R HERMAN 18 Picardy Hill Drive Chesterfield, MO 63017	083-01-0-135 00

KNOW ALL MEN BY THESE PRESENTS that JOSEPH ROBERT. HERMAN, Grantor and an unmarried person, in consideration of the sum of One ($1 00) Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does herby convey, remise, release and forward have this day bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH R. HERMAN, sole Trustee, or his successors in trust, under the JOSEPH R. HERMAN LIVING TRUST, dated April 20, 2023 and any amendments thereto ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, together with all improvements located thereon, to-wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot 27 on the Plan of W H Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee

Said part of Lot 27 fronts 50 feet on th Southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley

Being the same property conveyed to JOSEPH ROBERT HERMAN, a married man by Warranty deed from PARIS HOLDINGS, LLC, a Tennessee limited liability company, of record in Instrument No 20210928-0130415, Register's Office for Davidson County, Tennessee , dated September 27,2021 and recorded on September 28, 2021

This property more commonly known as 1002 Sharpe Avenue, Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any an all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

FURTHERMORE, the Grantor hereby covenants with the Grantee that he is seized and possessed of this land, and have a right to convey it, and that Grantor warrant the title against all persons claiming under him.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WITNESS GRANTOR(S) HAND(S) this the 7th day of August, 2023.

JOSEPH R. HERMAN , GRANTOR

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH ROBERT HERMAN**, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes contained therein.

Witness my hand and seal at St. Louis, MO this 7th day of August, 2023.

Notary Public

My Commission Expires: 2/15/2027

RACHEL J. WASHINGTON
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Feb. 15, 2027
Commission # 23088004