Karen Johnson Davidson County
Batch# 1073556 DEEDWARR
11/20/2023 02:06:23 PM 2 pgs
Fees: $13.00 Taxes: $3,473.77
20231120-0090279

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21755-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $938,856.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2023.

Notary Public
My Commission Expires: 03-03-2027

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sara Ludlam and Steven Ludlam 1625 Nottingham Place Nashville, TN 37221	New Owner	142 16 0A 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gregory B. Herrmann and Katherine W. Herrmann, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sara Ludlam and Steven H. Ludlam, Jr., wife and husband**, hereinafter called the Grantee(s), his/her/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 No. 125 on the Plan of Phase Three of Devon Park, a Planned Unit Development, of Record in Plat Book 6900, Page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory B. Herrmann and Katherine W. Herrmann, husband and wife, as tenants by the entireties, by Quit Claim Deed from Katherine W. Herrmann f/k/a Katherine W. Schoch and Gregory B. Herrmann, wife and husband, of record in Instrument No. 20210407-0045789, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021, and recorded on March 07, 2021.

Being the same property conveyed to Katherine W. Schoch and Gregory B. Herrmann, Tenants in Common with Right of Survivorship, by Warranty Deed from Eric V. Martino and Katherine Martino, Husband and Wife, of record in Instrument No. 20170501-0042265, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017, and recorded on May 01, 2017.

This is improved property located at: **1625 Nottingham Place, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2023.

GRANTOR:

Gregory Herrmann 11/17/2023

Gregory B. Herrmann

Katherine W. Herrmann 11/17/2023

Katherine W. Herrmann

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory B. Herrmann and Katherine W. Herrmann, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of November, 2023.

Notary Public
My Commission expires: 5-9-2026

