Karen Johnson Davidson County
Batch# 1078834 DEEDQC
12/05/2023 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231205-0094082

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37866-09-2023	STATE OF CALIFORNIA COUNTY OF LOS ANGELES The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27 day of November, 2023 See next page Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Erik Herrmann 918 Waterswood Drive Nashville, TN 37220	Send Tax Bills To: Erik Herrmann 918 Waterswood Drive Nashville, TN 37220	Tax Information: Map and Parcel No.: 13213000700

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jennifer Herrmann, married ("Grantor"), does hereby quitclaim, transfer and convey unto Erik Herrmann, married ("Grantee"), his heirs and assigns, all of her right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 918 Waterswood Drive, Nashville, TN, 37220.

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 27th day of Nov, 2023, by Jennifer Herrmann, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

EA ARAQUE
COMM. #2471060
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 22, 2027

(Seal)

Signature

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of November, 2023.

Jennifer Herrmann

STATE OF CALIFORNIA

COUNTY OF Los Angeles

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

Witness my hand, at office, this 27 day of November, 2023.

Notary Public

My Commission Expires: 11/22/2027

EA ARAQUE
COMM. #2471060
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 22, 2027

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Waterswood Acres of record in Plat Book 3300, page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the North side of Waterswood Drive and extends back 202.4 feet on the Westerly line and 213 feet on the Easterly line to a dead line in the rear on which it measures 215.3 feet.

Being the same property conveyed to Erik Herrmann, married, as to an 85% interest as a joint tenant with right of survivorship and Jennifer Herrmann, married, as to a 15% interest as a joint tenant with right of survivorship, by deed from 918 Waterswood, LLC, a Tennessee limited liability company, of record in Instrument No. 20231020-0082420, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/27/23 (date of document).

Affiant Signature

11/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of November, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY