Karen Johnson Davidson County
Batch# 1093233 DEEDQC
01/24/2024 09:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240124-0004608

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 12th day of January, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ross Guild Herblin 5521 Cherrywood Drive Brentwood, TN 37027	SAME	082-07-0-485 118-10-0-178.00 071-16-0-357.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ross Guild Herblin**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Hailee Pelland Herblin, Trustee of the Herblin Family Trust dated January 12, 2024**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of January, 2024.

Ross Guild Herblin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 12th day of January, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Tract 1 - Map/Parcel – 082-07-0-485

Land lying in Davidson County, Tennessee, being Lot No. 7 on the Plan of Arrington Heights, Section 3 of record in Book 3300, Page 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross Guild Herblin by deed from Hailee Pelland Herblin, of record in Instrument No. 20240123-0004249, Register's Office for Davidson County, Tennessee, dated January 12, 2024.

This is improved property known as 525 North 5th Court, Nashville, TN 37207.

Tract 2 - Map/Parcel – 118-10-0-178.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Longview Manor, Sections One and Two of record in Plat Book 1424, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts on the Northeasterly margin of Rainbow Place and extends back 149 feet on the Northwesterly line and 149.1 feet on the Southeasterly line to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Ross Guild Herblin by deed from Hailee Pelland Herblin, of record in Instrument No. 20240123-0004249, Register's Office for Davidson County, Tennessee, dated January 12, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3502 Rainbow Place, Nashville, TN 37204

Tract 3 - Map/Parcel - 071-16-0-357.00

Land in Davidson County, Tennessee, Being Lot No. 10 on the plan of Tom Joy Subdivision as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee. Said lot No. 10 fronts 62.7 feet on the Easterly side of North 5th street and runs back between lines 166.7 feet on the Northerly line and 170.0 feet on the Southerly line to a line in the rear measuring 56.4 feet thereon.

Being the same property conveyed to Ross Guild Herblin by deed from Hailee Pelland Herblin, of record in Instrument No. 20240123-0004249, Register's Office for Davidson County, Tennessee, dated January 12, 2024.

Grantor Covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee OR real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

This is improved property known as 1311 N 5th Street, Nashville, TN 37207.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/12/24.

1/23/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

