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

Karen Johnson
Batch # 1096711
02/01/2024 10:34:44 AM
Fees: $18.00 Taxes: $4,995.00
Davidson County
DEEDWARR
3 pgs
20240201-0007097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathleen Cline Moore, Trustee of the 5233 Pine Hill Trust, dated January 22, 2024	Kathleen Cline Moore, Trustee of the 5233 Pine Hill Trust, dated January 22, 2024	15400012200
(NAME) PO BOX 41867	(NAME) POX 41867	
(ADDRESS) Nashville TN 37204	(ADDRESS) Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN M. HERRMANN AND BRITTANY A. HERRMANN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Cline Moore, Trustee of the 5233 Pine Hill Trust, dated January 22, 2024,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the center of Pine Hill Road, said pin being a southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.); thence with the south line of Greer North 78° 54' 44" West, passing a witness iron pin at 50 feet; in all 615.06 feet to an iron pin, Greer's southwest corner; thence with Greer's west line North 28° 21' 37" East 85.00 feet to an iron pin in a fence, an interior corner of Greer and a southeast corner of Robert T. Pinkerton; thence leaving Greer and with a new line and the fence for the following 10 calls; North 86° 10' 36" West 165.31 feet to an iron pin at the base of a 12" hickory; North 80° 00' 32" West 70.44 feet to an iron pin at the base of a 10" hickory; North 82° 50' 11" West 145.17 feet to an iron pin at the base of a 4" maple; South 84° 32' 35" West 57.70 feet to an iron pin at the base of an 8" sassafras; South 71° 04' 02" West 57.82 feet to an iron pin at the base of a 10" sassafras; South 87° 40' 34" West 90.87 feet to an iron pin at the base of a 4" maple; North 77° 55' 16" West 120.31 feet to an iron pin at the base of a 10" red oak; North 69° 47' 27" West 79.71 feet to an iron pin at the base of a 4" sassafras; North 81° 47' 11" West 111.26 feet to an iron pin at the base of a 16" sassafras; North 71° 37' 39" West 162.32 feet to an iron pin at the base of a 6" sassafras; thence leaving Pinkerton and with the east line of an 8.45 acre tract, crossing a 50 foot easement road, South 28° 01' 17" West 233.30 feet to an iron pin in the north line of Joe Holder, Sr.; thence with the north line of said Holder South 68° 32' 26" East 982.33 feet to an iron pin; thence continuing with the north line of Holder South 72° 20' 55" East 213.29 feet to an iron pin; thence leaving Holder and with the west line of Jesse Green, III (ref. Deed Book 6523, Page 938, R.O.D.C.) North 28° 21' 37" East 379.25 feet to an iron pin in the south margin of Pine Hill Road; thence with the north line of the said Green South 78° 54' 44" East to 396.60 feet to an iron pin; thence North 27° 17' 40" East 52.07 feet to the point of beginning, containing 10.00 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 7/3/87.

LT&E File #20724

Being the same property conveyed to Benjamin M. Herrmann and Brittany A. Herrmann, husband and wife by Deed dated April 5, 2018 from Thomas E. Sherrill and wife, Prudence R. Sherrill, recorded April 5, 2018, in Instrument Number 20180405-0032175, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This ***Improved*** property is commonly known as: 5233 Pine Hill Road, Nashville, TN 37221

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

Witness my/our hand(s) this 30 day of January, 2024

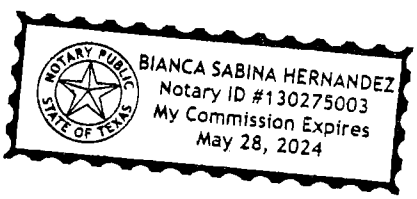
Benjamin M. Herrmann

STATE OF Texas
COUNTY OF Dallas

On this 30 day of January, 2024, before me personally appeared Benjamin M Herrmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of January, 2024.

Notary Signature
My commission expires: 5/28/24



Witness my/our hand(s) this 30th day of January, 2024

Brittany A. Herrmann

STATE OF Colorado
COUNTY OF Jefferson

On this 30th day of January, 2024, before me personally appeared Benjamin M Herrmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of January, 2024.

JOLENE SADOWSKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204034621
MY COMMISSION EXPIRES OCTOBER 07, 2024

Notary Signature
My commission expires: 10/07/2024