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

WARRANTY DEED

Karen Johnson
Batch # 1176243
09/03/2024 10:40:40 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20240903-0067445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Alan Herrmann and Karen Forte Herrmann		
(NAME)	(NAME)	
956 Harpeth Bend Drive		156-05-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NEW OWNER	
(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, I/we, **Deborah Madonna, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Alan Herrmann and Karen Forte Herrmann , husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 779 on the Plan of The Plan of Harpeth Woods, Section Four-First Addition of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles H. Rowe and wife, Deborah M. Rowe by Warranty deed from Scott H. Shepard and wife, Jennifer L. Brown Shepard of record in Instrument No. 20001228-0126746 Register's Office for Davidson County, Tennessee, dated December 18, 2000 and recorded on December 28, 2000.

Being the same property conveyed to Deborah Madonna f/k/a Deborah M. Rowe by Quit Claim deed from Charles H. Rowe of record in Instrument No. 20131017-0108567 Register's Office for Davidson County, Tennessee, dated October 16, 2013 and recorded on October 17, 2013.

This is property more commonly known as 956 Harpeth Bend Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 29th day of August, 2024.

Deborah Madonna

Deborah Madonna

STATE OF South Carolina
COUNTY OF Beaufort

On this 29th day of August, 2024, before me personally appeared Deborah Madonna, 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 29th day of August, 2024.

Irene Royal

Notary Signature
My commission expires: August 24 2030

IRENE ROYAL
NOTARY PUBLIC
State of South Carolina
My Comm. Expires Aug. 24, 2030