Karen Johnson Davidson County
Batch# 1184660 DEEDWARR
09/23/2024 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240923-0073353

WARRANTY DEED



File No. AD-24-7479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 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
Noah Hering and Caylea Hering	NEW OWNER	
(NAME)	(NAME)	
405 Harbor Way		108-12-0B-169.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Joel Simon, unmarried and Stephanie Grumbacher, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noah Hering and Caylea Hering, 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. 151 on the Plan of Final Plat of: The Resubdivision of Lots 150 & 151, Harborview, Phase 1A-Section 6 of record in Plat Book 8250, Page 341, 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 Joel Simon and John R. Grumbacher and Stephanie Grumbacher, Tenants in Common with Right of Survivorship by Warranty Deed from Stacy Waddell and Blake Bancroft, a married couple of record in Instrument No. 20210524-0070158 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 24, 2021.

Being the same property conveyed to Joel Simon, as to a 1/3 Interest, and Stephanie Grumbacher, as to a 2/3 Interest, as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Joel Simon and John R. Grumbacher and Stephanie Grumbacher of record in Instrument No. 20230531-0040837 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 31, 2023. Joel Simon and Stephanie Grumbacher having since divorced.

This is property more commonly known as 405 Harbor Way, Nashville, TN 37214.

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 20th day of September, 2024.

Joel Simon

Stephanie Grumbacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me personally appeared Joel Simon and Stephanie Grumbacher, 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 20th day of September, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 20th, 2024**.

Affiant Signature

09/20/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **20th** day of **September**, 20**24**.

Notary Public

Notary's Seal:

