Karen Johnson Davidson County
Batch# 1215863 DEEDWARR
12/13/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20241213-0096750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~[illegible]~~. $955,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of December, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

2024-11-2309

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joe Hermes 2207 Pennington Bend Road Nashville, TN 37214	NEW OWNER	Map/Parcel 062-13-0-145.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Dunn and Kathleen Dunn, formerly known as Kathleen Browne, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe Hermes, a ~~single~~ Married man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 3 on the Plan of Riverview Subdivision, of record in Book 547, Pages 93 and 94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Dunn and Kathleen Browne, husband and wife by Warranty Deed from Pennington Bend Partners One of record in Instrument No. 20171128-0121425 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 28, 2017.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 paid at closing by the seller, Davidson County property taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2207 Pennington Bend Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 11th day December, 2024.

David Dunn

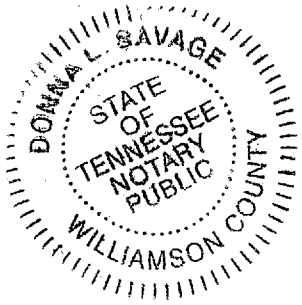
Kathleen Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of December, 2024, before me personally appeared David Dunn and Kathleen Dunn, 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 11th day of December, 2024.

Notary Signature
My commission expires: 11-25-2028



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 11, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Dec 12, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

