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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249583

Karen Johnson
Batch # 1225809
01/13/2025 02:40:52 PM
Fees: $13.00 Taxes: $1,505.90
Davidson County
DEEDWARR
2 pgs
20250113-0002631

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $407,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Witter and Renee A. Witter, Trustees 1343 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0E-129.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen F. Herrmann and Mark A. Herrmann, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott Witter and Renee A. Witter, Trustees, or their successors in Trust, under the Witter Living Trust, dated March 12, 1999**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1343, together with the Carport designated No. 1343-C, on the Plan of River Plantation Section Seven Phase One, of record in Plat Book 5200, page 705 and 706 and as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven) , a horizontal property regime established by Master Deed of record in Book 6226, page 9, Register's Office .

Being the same property conveyed to KAREN F. HERRMANN AND MARK A. HERRMANN, HUSBAND AND WIFE, by deed from NORMA L. FOSTER, of record in Instrument No. 20220610-0066278 , dated June 8, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-09-0E-129.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6226, page 9, said Register's Office.

Amended and Restated By-Laws of record in Instrument No. 20141014-0095009, said Register's Office.

Matters shown on the Boundary Plan of record in Plat Book 5200, page 562, said Register's Office.

This is improved property located at 1343 General George Patton Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2025.

Karen F. Herrmann

Mark A. Herrmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen F. Herrmann and Mark A. Herrmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2025.

Notary Public

My Commission Expires: _____

