Karen Johnson Davidson County
Batch# 1253361 DEEDWARR
03/28/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250328-0023350

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23066-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Eugene Breitenbach and Dane Setzer 308 Brandywine Drive Old Hickory TN 37138	First Western Trust Bank 7000 E. Belleview Ave. Suite 220 Greenwood Village, CO 80111	064-01-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Karin C. Grimes, Trustee of Herbert E. Wittmann Living Trust dated November 21, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Eugene Breitenbach, unmarried and Dane Setzer, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), 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 all of Lot No. 12, Section I, Brandywine Farms, according to survey and plat of same appearing of record in Book 3600, pages 79 & 80; as amended in Book 4359, page 760, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Herbert E. Wittmann Living Trust by Executrix's Quitclaim Deed from Karin Grimes, Executrix of the Estate of Linda W. Wittmann, dated April 26, 2023, recorded May 4, 2023, of record in Instrument No. 20230504-0033047, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Linda W. Wittmann by Quitclaim Deed from H.E. Wittmann, dated July 11, 1997, recorded September 23, 1997, of record in Book 10617, page 889, said Register's Office. The said Linda W. Wittmann having since died on November 17, 2021, property passing in accordance with The Last Will and Testament of Linda W. Wittmann, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 22P-909.

This is ☒ improved or ☐ unimproved property located at: **308 Brandywine Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of March, 2025.

GRANTOR:

Herbert E. Wittmann Living Trust dated November 21, 2022

By: Karin C. Grimes
Karin C. Grimes, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karin C. Grimes, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of Karin C. Grimes, Trustee of Herbert E. Wittmann Living Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202503280023350

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 27. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028