Karen Johnson
Batch # 1300879
07/23/2025 10 23 22 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250723-0058127

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07 2026 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $650,000 00 Affiant Subscribed and sworn to before me, this 18th day of July, 2025. Notary Public My commission expires _____

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William James II	New Owner	**091-10-0-221.00**
513 Nichol Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Zackery Herring and Victoria Herring, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William James II, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being part of Block "I" on the Map of Holman Heights, Vernon and Lovells Subdivision of Blocks No. 13, 14, 15 and 17 in Subdivision of B F Cockrill Farm, of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows.

Beginning at a point in the center line of Nichol Street, also known as Nichol Road, said point being 275 feet Southerly from the intersection of said Road and Robertson Avenue, thence with the center line of Nichol Road, South 22 degrees West 56 4 feet to a point; thence North 70 degrees 30 minutes West 127.6 feet to a point; thence North 60 feet to a point; thence South 69 degrees East 136 5 feet to the point of beginning
Being the same property conveyed to Zackery Herring and Victoria Herring, husband and wife by Warranty Deed from Vince William Greenwald and Caroline Elizabeth Greenwald, husband and wife of record in Instrument No 20191212-0128301 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 12, 2019.

This is improved property known as **513 Nichol Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of July, 2025.

Zackery Herring

Victoria Herring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Zackery Herring and Victoria Herring, the bargainors, 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, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 18th day of July, 2025

Notary Public
My Commission Expires _____



Lenders Title Company File No 25-002414-524