Name and Address of New Owner:
Daniel Reeder
PO Box 1312
Goodlettsville, TN 37070

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1313698 DEEDWARR
08/22/2025 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $444.00
20250822-0067406

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **052-01-0-189.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Hirsch, a single man, Tifany Hirsch, a single woman, and Corey Hirsch, a married man** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Daniel Reeder, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, and being Lot No. 1 of Block "F" on the map of the Revised Plat of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald K. Hirsch and wife Barbara Anne Hirsch, by Warranty Deed from James D. Satterfield and wife, Tracy l. Satterfield, of record in Book 8000, Page 65, Register's Office for Davidson County, Tennessee, dated September 21, 1989 and recorded on December 6, 1989.

Said Barbara Anna Hirsch died on or about November 15, 2016, leaving Ronald K. Hirsch as the surviving tenant by the entirety. Said Ronald K. Hirsch died on or about July 5, 2023. Affidavit of Heirship recorded in Instrument No. 202508220067404 and Instrument No. 202508220067405, Register's Office for Davidson County, Tennessee, dated _____, 2025, and recorded on 8-22, 2025.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as **240 Robinwood Avenue, Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantors have caused this Warranty Deed to be executed on the 22 day of August, 2025.

_____(SEAL)
Jeremy Hirsch

_____(SEAL)
Tifany Hirsch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Hirsch and Tifany Hirsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand and seal this 22 day of August, 2025.

_____
Notary Public
My commission expires: 11/28/27

Corey Hirsch by Sabrina Hirsch
his attorney in fact (SEAL)
Corey Hirsch by Sabrina Hirsch,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sabrina Hirsch, as Attorney in Fact for Corey Hirsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of August, 2025.

Notary Public
My commission expires: 3-21-29

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Corey Hirsch by Sabrina Hirsch
his attorney in fact
(Affiant)

Sworn to and subscribed before me this
21 day of August, 2025.

Notary Public
My commission expires: 3-21-29

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. GNT-25-4151

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
____ day of August, 2025.

Notary Public
My commission expires: 3-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4151

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-22-25.

Affiant Signature

8-22-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

