Karen Johnson
Batch # 1389377
03/06/2026 12:37:55 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20260306-0018179

THIS INSTRUMENT PREPARED BY:
Courtney Scollard, Attorney
10004 Meadow Vista Circle
Knoxville, TN 37922

OWNER AND RESPONSIBLE TAXPAYER:
The Joe & Catherine Trust
Joseph Herbert and Catherine Herbert, Trustees
3633 Meadowwood Drive
Murfreesboro, TN 37128

**Map-Parcel Numbers:** 117-04-0-340.00

# WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of February, 2026, by and between **Joseph Herbert,** hereinafter called Grantor, and **The Joe & Catherine Trust, dated January 21, 2026, Joseph Herbert and Catherine Herbert, Trustees,** and any amendments thereto, **a Revocable Living Trust,** hereinafter called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the Grantee the following described premises, to-wit:

**Property Address: 1832 Primrose Avenue**

SITUATED and Being Lot No. 7 of Block A on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, Page 97, Register's Office for said County.

Said Lot No. 7 fronts 65 feet on the northerly side of Primrose Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Joseph Herbert from Elizabeth J. Herbert by Quit Claim deed dated April 27, 2009, and recorded on April 27, 2009, as Instrument Number 20090427-0037592 in the Register's Office for Davidson County, Tennessee.

SUBJECT to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, his/her heirs, successors and assigns forever in fee simple. GRANTOR COVENANTS THAT, for itself and its successors and assigns, does hereby covenant with said Second Party, his/her heirs, successors and

assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances (except as herein specifically stated above), and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. The preparer of this instrument makes no representation as to the status of the title to the property herein conveyed.

Any reference to recorded instruments is reference to the Register's Office in said County.

IN WITNESS whereof, the said parties have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:

Joseph Herbert

Joseph Herbert

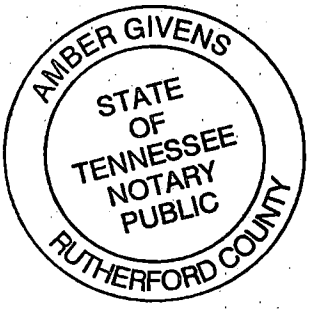
STATE OF TENNESSEE )
COUNTY OF Rutherford ) ss.

On this 16th day of February, 2026, personally appeared before me, the undersigned notary public, **Joseph Herbert,** proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding instrument, and acknowledged to me that such person executed the same as his/her free act and deed for its stated purpose.

Amber Givens

Notary Public (seal)

My Commission Expires: 5-20-29




**THIS TRANSFER IS A TAX-EXEMPT TRANSFER:** ***T.C.A. § 67-4-409(a)(1)(c)(vi)*** **– TRANSFER OF REAL ESTATE TO A REVOCABLE LIVING TRUST.**