THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-443

Karen Johnson Davidson County
Batch # 1417349 DEEDWARR
05/07/2026 10:19:05 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25
20260507-0041176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($492,500.00) cash in hand paid, the receipt of which is hereby acknowledged, JOSEPH R. HERMAN, TRUSTEE OF THE JOSEPH R. HERMAN LIVING TRUST, DATED APRIL 20, 2023 ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto BARBARA CAMPBELL, her successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, State of Tennessee, being the Easterly 50 feet of Lot 27 on the Plan of W.H. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, State of Tennessee.
>
> Being the same property conveyed to Joseph R. Herman, sole Trustee of the Joseph R. Herman Living Trust, dated April 20, 2023 by Special Warranty Deed from Joseph Robert Herman, dated August 7, 2023 and of record in Instrument No. 20230905-0069173, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Sharp Ave and Alley.
>
> This conveyance is subject to all matters shown on plat of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 5th day of May, 2026.

JOSEPH R. HERMAN LIVING TRUST, dated April 20, 2023

By: _____
Joseph R. Herman, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JOSEPH R. HERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the JOSEPH R. HERMAN LIVING TRUST, DATED APRIL 20, 2023, the within named bargainor, and that he as such Trustee, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the trust as Trustee.

WITNESS MY HAND and official seal at office in said County this 5th day of May, 2026.

_____
NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $492,500.00, 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 5th day of May, 2026.

_____
NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 083-01-0-135

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
BARBARA CAMPBELL

1002 SHIPPE AVE
NASHVILLE, TN 37204