Karen Johnson Davidson County
Batch# 1427817 DEEDWARR
06/04/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260604-0050372

WARRANTY DEED

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raymond Brian Hatfield and Paige Kirstin Hatfield	New owner	Map: 054-14-0-052.00
(NAME) 224 Kennett Rd	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($690,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRAD S. HERRING AND LISA HERRING HAYWARD, CO-TRUSTEES OF THE MILTON S. HERRING & ANN L. HERRING JOINT REVOCABLE LIVING TRUST U/A/D JUNE 18, 1993,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAYMOND BRIAN HATFIELD AND PAIGE KIRSTIN HATFIELD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, Page 65, Register's Office for said County.

Being the same property conveyed to Milton S. Herring and wife, Ann L. Herring, Trustees U/A/D June 18, 1993, by Quitclaim Deed from Milton S. Herring and wife, Ann L. Herring, individually, of record in Book

9076, Page 920, dated June 18, 1993, Register's Office for said County. See also deed of record in Book 4718, Page 401, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4300, Page 65, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 3816, Page 544, amended in Book 3843, Page 951, Book 3886, Page 720 and Book 6371, Page 372, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 224 Kennett Rd, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 29th day of May, 2026.

The Milton S. Herring & Ann L. Herring Joint Revocable Living Trust u/a/d June 18, 1993

BY: Brad S. Herring Co-Trustee
Brad S. Herring
Co-Trustee

BY: Lisa Herring Hayward, Co-Trustee
Lisa Herring Hayward
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brad S. Herring and Lisa Herring Hayward, Co-Trustees of The Milton S. Herring & Ann L. Herring Joint Revocable Living Trust u/a/d June 18, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Co-Trustees of The Milton S. Herring & Ann L. Herring Joint Revocable Living Trust u/a/d June 18, 1993, and that he/she/they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 05/29/2026 (date of document).

Affiant Signature

6/01/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

