Karen Johnson Davidson County
Batch# 1435825 DEEDWARR
06/18/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20260618-0055422

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $339,000.00.

Ethan Barham
Affiant

Subscribed and sworn to before me, this 16th day of June, 2026.

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-10-2027

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ethan Barham and Holly Neel 413 Sunvalley West Nashville TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 142-15-0D-007.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Herrmann and Karen Forte Herrmann, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ethan Barham and Holly Neel, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of SUN VALLEY TOWNHOMES, A PLANNED UNIT DEVELOPMENT, as shown on plan of record in Plat Book 6900, Page 519, said Register's Office, and subject to the Declaration of Covenants, Conditions and Restrictions of SUN VALLEY TOWN HOMES, a Horizontal Property Regime with Private Elements of record in Book 7422, Page 977, as amendment recorded in Instrument No. 20081230-0123406, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARK HERRMANN AND KAREN FORTE HERRMANN, HUSBAND AND WIFE, by deed from THE AUSTIN L. JOLLIFF REVOCABLE LIVING TRUST U/A/D AUGUST 28, 1995, AS AMENDED ON MAY 20, 2008 AND FURTHER AMENDMENT ON JANUARY 14, 2014, of record in Instrument No. 20230901-0068802, dated August 31, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 142-15-0D-007.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 519, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7422, page 977, amended in Book 11178, page 927 and in Instrument No. 20081230-0123406, said Register's Office.

This is improved property located at 413 Sunvalley West Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2026.

Mark Herrmann

Karen Forte Herrmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Herrmann and Karen Forte Herrmann, 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.

Witness my hand, at office, this 16th day of June, 2026.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of June, 2026.

Affiant Signature
Date 6/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027