Karen Johnson
Batch # 1456730
08/10/2026 10:16:47 AM
Fees: $23.00 Taxes: $2,035.00

Davidson County
DEEDWARR
4 pgs

20260810-0073333

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 7th day of August, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Herrmann and Karen Herrmann	NEW OWNER	141-15-0A-028.00-CO
7220 Belle Chasse Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD LAWLESS AKA ED LAWLESS AND ASHLEY LAWLESS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK HERRMANN AND KAREN HERRMANN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 55 on the Plan of Section I Rolling River Estates, as of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ed Lawless and Ashley Lawless, husband and wife by Warranty Deed from Bradley Ronald Espey and wife Monica Hurley Espey of record in Instrument No. 20150629-0062073 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 29, 2015. Ed Lawless being one and the same as Edward Lawless.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7220 Belle Chasse Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2026.

Edward Lawless

Edward Lawless

Ashley Lawless

Ashley Lawless

STATE OF Florida
COUNTY OF Seminole County

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Lawless ~~and~~ Ashley Lawless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2026.

Type of Identification produced: Tennessee Driver License

Notary Public Xiomara J Giannelli

My Commission Expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat Deed

Document Date: 08/06/2026

Number of Pages (including notarial certificate): 3

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2030

Commonwealth of Virginia

City of Alexandria

Mohamud Aden

Electronic Notary Public

7898118

The foregoing instrument was subscribed and sworn

before me on 08/06/2026 by Ashley Lawless.

My commission expires: 03/31/2030

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, J. Anderson, 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 August 7, 2026.

Date

J Anderson

Affiant Signature

August 7, 2026

Date

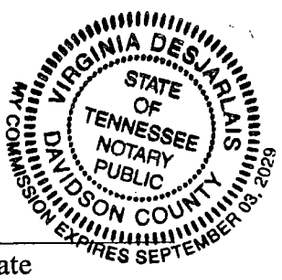
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 20 26.

V A DesJarlais

Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)