THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755223** Karen Johnson Davidson County Batch# 1462499 DEEDWARR 08/20/2026 03:40:30 PM 3 pgs Fees: $18.00 Taxes: $1,857.40 20260820-0077814	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration or value, whichever is greater, for this transfer is: $502,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2026. Notary Public My Commission Expires:

MORGAN O'NEILL TENNESSEE NOTARY PUBLIC My Comm Exp. April 1, 2030 COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Brandon Given and Jordan Given 956 Harpeth Bend Drive Nashville TN 37221	Send Tax Bills To: Legacy Home Loans DBA Steadfast Mortgage 408 Hwy 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 156-05-0-009.00

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 Alan Herrmann and Karen Forte Herrmann, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandon Given and Jordan Given, 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 Lot(s) 779, as shown on the map entitled Section Four - First Addition Harpeth Woods, of record in Plat Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK ALAN HERRMANN AND KAREN FORTE HERRMANN, HUSBAND AND WIFE, by deed from DEBORAH MADONNA, of record in Instrument No. 20240903-0067445, dated August 29, 2024, said Register's Office.

Mark Alan Hermann and Mark Hermann and Karen Forte Hermann and Karen Hermann being one and the same.

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. 156-05-0-009.00.

Matters shown on the Plan of record in Plat Book 5200, page 635, said Register's Office.

This is improved property located at 956 Harpeth Bend Drive 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 17th day of August, 2026.

Mark Alan 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 Alan 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 17th day of August, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8-17-26.

Affiant Signature

8-17-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 day of August, 2026

Taylor Johnson
Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY