Karen Johnson Davidson County
Batch# 1482294 DEEDWARR
10/07/2026 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20261007-0092286

WARRANTY DEED

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 6, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-482

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TX Infinity Trust	Same as new owner	117 07 0 198.00
(NAME)	(NAME)	
3430 Golf Club Ln		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher J. Herndon and Danielle M. Herndon, husband and wife** (the "**Grantor**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **of TX Infinity Trust** (the "**Grantee**"), its heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3430 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind himself/herself/themselves, and his/her/their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his/her/their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 30th day of September, 2026.

GRANTORS:

Christopher J. Herndon

Danielle M. Herndon

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher J. Herndon and Danielle M. Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29th day of September, 2026.

Notary Public

My Commission Expires: 03/04/27

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A RESUBDIVISION OF LOTS 194 AND 222 ON THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE as of record in Plat Book 7900, Page 940, and amended in Book 10033, Page 776, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher J. Herndon and wife, Danielle M. Herndon, by Warranty Deed from Jae H. Cho and wife, Eun W. Cho, of record in Instrument No. 20110128-0007699, in the Register's Office of Davidson County, Tennessee, dated January 26, 2011 and recorded on January 28, 2011.

Tennessee Certification of Electronic Document

I, April G Nichols 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 9-30-2026 (date of document).

Affiant Signature

September 30, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

