RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115592

Karen Johnson Davidson County
Batch# 628182 DEEDWARR
05/04/2021 09:07:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210504-0059416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2021.

NOTARY PUBLIC

My commission expires:

DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herwigs Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	Herwigs Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	044-11-0-063.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. BEARDEN AND WIFE, JUANITA G. BEARDEN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **HERWIGS HOLDINGS, LLC**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165 of Section A-1, and part of Section A, on the plan of E. I. duPont de Nemours and Company's Subdivision/Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James R. Bearden and wife, Juanita G. Bearden from Stonehorse Real Estate Holdings by Warranty Deed dated January 24, 2019 and recorded February 4, 2019 in Instrument #20190204-0010045, said Register's Office.

The address of the herein described property is believed to be 114 & 116 Buffalo Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of May, 2021.

Juanita G. Bearden
JUANITA G. BEARDEN

James R. Bearden
JAMES R. BEARDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Juanita G. Bearden and James R. Bearden, 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 and seal, this the 3rd day of May, 2021.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY