BOX 10-A

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $220,000.00 Affiant
Karen Johnson Davidson County Batch# 669179 **DEEDWARR** 07/01/2021 10:10:18 AM 2 pgs Fees: $13.00 Taxes: $814.00 20210701-0089151	Subscribed and sworn to before me, this 29th day of June, 2021. Kathy Snider Notary Public My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Herwigs Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	New Owner	Tax Parcel ID No. 044-11-0-205.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY L. PENA, SINGLE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HERWIGS HOLDINGS, LLC, a Tennessee limited liability company,** ("Grantee"), its 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 170, as shown on the map entitled Section "A", Village of Old Hickory, of record as Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANTHONY L. PENA, SINGLE, by deed from PHILIP JASON HALEY AND WIFE, BETHANY HALEY, of record in Instrument No. 20031007-0148335, dated October 3, 2003, said Register's Office.

This is improved property commonly known as: **101 Wilmington Street, Old Hickory, TN 37138**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his 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 29th day of June, 2021.

ANTHONY L. PENA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY L. PENA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of June, 2021.

Notary Public
My Commission Expires:

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025