# WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 738084 DEEDWARR
10/18/2021 09:33:34 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20211018-0139345

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Herwigs Holdings, LLC | Herwigs Holdings, LLC | |
| (NAME) | (NAME) | |
| 1912 Sheridan Rd. | 4404 A Wishlawn Dr | 072 16 0 147.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK HOLLINGSWORTH, TRUSTEE OF THE SUWANNEE SHERIDAN TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERWIGS HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 19 and the East two feet of Lot No. 18 on the Map of Part Two, Porter Heights, as of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the South margin of Sheridan Road, 2 feet West of the corner of Lots 18 and 19; thence Southerly parallel to the line between said lots 2 feet West of the same 164.6 feet, more or less, to a point; thence Easterly 77.4 feet to the West margin of Preston Drive, Northerly 69.7 feet to a point and continuing Northerly 85.49 feet to the beginning of a curve; thence around said curve Northwesterly 27.3 feet to the margin of Sheridan Road; thence with the margin of same Westerly 48.1 feet to the point of beginning.**

**Being the same property conveyed to Suwannee Sheridan Trust, a Land Trust, A Revocable Trust (an executory Trust), and Mark Hollingsworth as Trustee, by Deed Into Land Trust from Overseer, Order of the Lord's Bounty and his successors, a corporation sole, of record in Instrument No. 20070313-0030720, in the Register's Office of Davidson County, Tennessee, dated March 08, 2007 and recorded on March 13, 2007.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1912 Sheridan Rd., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of October, 2021

SUWANNEE SHERIDAN TRUST

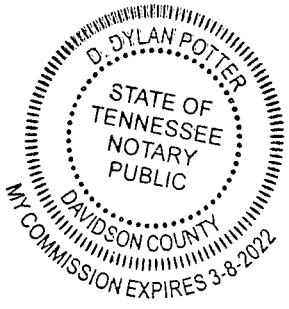
BY _____ Trustee
14 October 2021
MARK HOLLINGSWORTH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mark Hollingsworth, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Suwannee Sheridan Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 14th day of October, 2021.

Commission expires:




_____
Notary Public