Karen Johnson Davidson County
Batch# 777335 DEEDWARR
12/21/2021 12:05:50 PM 8 pgs
Fees: $43.00 Taxes: $1,017.50
20211221-0168482

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-14699-RC

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the ____ day of December, 2021.

Notary Public
My Commission Expires: 4/27/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Herwigs Holdings, LLC 910, 912, 914 Smiley St Nashville, TN 37206	New Owner	P/O 08212015300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alyce Simmons, Ida Gregory-Barnes, Eric Barnes, Erin Barnes, Earl Barnes, Jr., William Barnes, and Deborah Landers**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Herwigs Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Units B, C, and D of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Myrtle and Smiley a Horizontal Property Regime with Private Elements, of record as instrument No. 20211124-0156159, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211124-0156159, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alyce Simmons and Louise Barnes, by Warranty Deed from Metro Development Housing Authority, dated May 14, 2002 and recorded on June 5, 2002, of record in Instrument No. 20020605-0068233, Register's Office for Davidson County, Tennessee. Said Louise Barnes having since passed on January 11, 2011. Her heirs at law being Alyce Simmons, Ida Gregory-Barnes, Eric Barnes, Erin Barnes, Earl Barnes, Jr., William Barnes, and Deborah Landers, as evidenced in Affidavits of Heirship of record in Instrument No: 20211221-0168480 & 20211221-0168481 Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: 910, 912, & 914 Smiley Street, Nashville, TN 37206.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 16th day of December, 2021.

GRANTOR:

Alyce Simmons

Alyce Simmons

STATE OF TN
COUNTY OF ~~dec~~ Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyce Simmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of December, 2021.

Jim Myers

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of December, 2021.

Earl Barnes, Jr.

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl Barnes, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of December, 2021.

Rachel Marie Collins
Notary Public
My Commission expires: 3/6/2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of December, 2021.

Erin Barnes

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Barnes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of December, 2021.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of December, 2021.

Eric Barnes

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Barnes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of December, 2021.

Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of December, 2021.

William Barnes

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Barnes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of December, 2021.

Notary Public
My Commission expires: Feb 19, 2025

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2348077
My Comm. Expires Feb 19, 2025

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CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2348077
My Comm. Expires Feb 19, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of December, 2021.

Ida Gregory-Barnes

STATE OF CA
COUNTY OF San Diego

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ida Gregory-Barnes, within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of December, 2021.

LUAN NGUYEN
Notary Pub.ic - Californria
San Diego County
Commission # 2359741
My Comm. Expires May 31, 2025

Notary Public
My Commission expires: 5/31/25

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

Deborah Landers

STATE OF Washington
COUNTY OF King

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Landers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2021.

Notary Public
State of Washington
John Stinson
Commission No. 175308
Commission Expires 10-08-2022

Notary Public
My Commission expires: 10/08/2022