Name and Address of New Owner:
Harsh Gunvant Prema
849 Cherokee Ave
Nashville, TN 37207

Send Tax Bills To:
New Owner Address

Karen Johnson Davidson County
Batch# 781504 DEEDWARR
12/29/2021 02:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20211229-0171337

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 072-09-1D-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John W. Hertzig and Roxana B. Herzig, Trustees of the John W. Hertzig Profit Sharing Plan 68-0459701**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Harsh Gunvant Prema,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9, Townhomes at 849, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Townhomes at 849, a Horizontal Property Regime with Private Elements of record as Instrument #20190130-0008960, and being shown on Plat attached thereto as Exhibit C, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Hertzig Profit Sharing Plan 68-0459701, from Rhythm Homes and Development, LLC, a Tennessee limited liability company, by Warranty Deed dated June 15, 2020 and recorded June 23, 2020 in Instrument #20200623-0067245, said Register's Office.

Being a portion of the same property previously conveyed to Rhythm Homes and Development, LLC, a Tennessee limited liability company, from Rhythm Homes and Development, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 2, 2018 and recorded May 4, 2018 in Instrument #20180504-0042681, said Register's Office.

Property more commonly known as 849 Cherokee Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2021.

John W. Hertzig and Roxana B. Herzig, Trustees of the John W. Hertzig Profit Sharing Plan 68-0459701

By: John W Hertzig TTEE (SEAL)
John W. Hertzig, Trustee

By: Roxana B Herzig TTEE (SEAL)
Roxana B. Hertzig, Trustee

STATE OF California
COUNTY OF ~~Sac~~ Amador

On this the 17th day of December, 2021, before me, appeared John W. Hertzig and Roxana B. Hertzig, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are Trustee of John W. Hertzig Profit Sharing Plan 68-0459701 and that said instrument was signed on behalf of said John W. Hertzig Profit Sharing Plan 68-0459701, and said Trustees acknowledged said instrument to be the free act and deed of said John W. Hertzig Profit Sharing Plan 68-0459701.

Witness my hand, at office, this 17th day of December, 2021.

Tina Forbeck
Notary Public

TINA FORBECK
COMM. #2330275
Notary Public - California
Sacramento County
My Comm. Expires July 12, 2024

My commission expires: July 12, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W Hertzig TTEE
Affiant Roxana B Herzig TTEE

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Amador

Sworn to and subscribed before me this 17th day of December, 2021.

Notary Signature
My commission expires:
July 13, 2024

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Amador **S.S.**

On 12/17/2021 before me, Tina Forbeck, Notary Public

personally appeared John W. Hartzig and

Roxana B. Hartzig

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

TINA FORBECK
COMM. #2330275
Notary Public - California
Sacramento County
My Comm. Expires July 12, 2024

WITNESS my hand and official seal.

Tina Forbeck, Notary Public

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of warranty deed

containing 3 pages, and dated 12/17/2021

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-fact
- [ ] Corporate Officer(s) _____
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

[x] form(s) of identification [ ] credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprint(s)

[ ] _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/17/21 (date of document).

Jennifer L. Pennell

12/17/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of December, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022