WARRANTY DEED

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/11/2022

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELZ Holdings, LLC	ELZ Holdings, LLC	Portion of:
(NAME)	(NAME)	
910, 912, 914 Smiley Street	215 Franklin Street	082120 15300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville TN 37040	
(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, **HERWIGS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELZ 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:

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 a portion of the same property conveyed to Alyce Simmons and Louise Barnes by Warranty Deed from Metro Development Housing Authority of record in Instrument No. 20020605-0068233 Register's Office for Davidson County, Tennessee, dated May 14, 2002 and recorded on June 05, 2002. Said Louise Barnes has died.

Being the same property conveyed to Herwigs Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alyce Simmons, Ida Gregory-Barnes, Eric Barnes, Erin Barnes, Earl Barnes, Jr., William Barnes, and Deborah Landers, dated December 16, 2021, of record in Instrument No. 20211221-0168482, Register's Office for Davidson County, Tennessee.

Being also known as 910, 912, 914 Smiley Street, Nashville, TN 37206.

unimproved
This is improved x property, known as 910, 912, 914 Smiley Street, 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.

Karen Johnson Davidson County
Batch# 795787 DEEDWARR
01/26/2022 03:25:23 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220126-0009605

Witness my hand this 19th day of January, 2022

HERWIGS HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Herwigs Holdings, LLC, and that he as such Authorized Agent of Herwigs Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Herwigs Holdings, LLC.

Witness my hand and official seal this 19th day of January, 2022.

Commission expires: 4/27/2025

_____
Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON