Karen Johnson Davidson County
Batch# 1063172 DEEDWARR
10/20/2023 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $15,898.90
20231020-0082420

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37866	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,297,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Jennifer and Erik Herrmann 918 Waterswood Drive Nashville, TN 37220	Send Tax Bills To: New Owners 918 Waterswood Dr. Nashville, TN 37220	Tax Information: Map and Parcel No.: 13213000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 918 Waterswood, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Erik Herrmann, married, as to an 85% interest as a joint tenant with right of survivorship, and Jennifer Herrmann, married, as to a 15% interest as a joint tenant with right of survivorship ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 918 Waterswood Drive, Nashville, TN 37220.

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 it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of October, 2023.

918 Waterswood, LLC, a Tennessee limited liability company

By: BLS Explorers, LLC, a Delaware limited liability company
Its: Manager

By: _____
Cesar Gueikian, Manager

By: _____
Amanda Church, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Cesar Gueikian and Amanda Church, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the managers of BLS Explorers, LLC, the manager of 918 Waterswood, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of October, 2023.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Waterswood Acres of record in Plat Book 3300, page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the North side of Waterswood Drive and extends back 202.4 feet on the Westerly line and 213 feet on the Easterly line to a dead line in the rear on which it measures 215.3 feet.

Being the same property conveyed to 918 Waterswood, LLC, a Tennessee limited liability company, by deed dated July 8, 2021 from Timothy F. Corvino and Dina M. Corvino, Trustees for the Corvino Family Trust dated September 3, 2019 of record in Instrument No. 20210712-0093164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Plat Book 3300, page 92, Register's Office for Davidson County, Tennessee.
2. Water line easement of record in Book 460, page 166 and Book 460, page 176, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/17/23 (date of document).

Affiant Signature

10/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of October, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY