WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079070 DEEDWARR
12/06/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20231206-0094382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-07-2024

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
Spencer Kennard and Kathleen Kennard	Cross Country Mortgage, LLC	
(NAME)	(NAME)	
2016 Overhill Drive	2160 Superior Avenue	131-02-4S-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cleveland, OH 44114	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER KENNARD AND KATHLEEN KENNARD, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2016 and 2018 Overhill Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20230607-0043165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2016 and 2018 Overhill Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230607-0043165, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by 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 Carmen Cowden by Special Warranty Deed from U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank, NA as trustee for WMALT 2007-OA5, of record in Instrument No. 20121226-0118694, Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on December 26, 2012.

Being a portion of the same property conveyed to Herwigs Holdings, LLC by Warranty Deed from Carmen Cowden of record in Instrument No. 20230503-0032742 Register's Office for Davidson County, Tennessee, dated April 11, 2023 and recorded on May 3, 2023.

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 2016 Overhill Drive, Nashville, TN 37215
(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 5th day of December, 2023

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 5th day of December, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

True Copy Certification

I, **Tammy Carney,** 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 this the 5th day of December, 2023.

Affiant Signature
Date 12-5-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

