BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1104994 DEEDWARR
02/27/2024 12:48:30 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20240227-0013270

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,000,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herwigs Holdings, LLC	Same as new owner	130-03-0-049.00
(NAME) 4117 Hillsboro Pike, 103-105	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Michael Ralsky and wife, Yvonne B Ralsky, hereinafter called the GRANTOR(S), has/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 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 parts of Lots No. 157 and 159 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract and of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being parts of Lots Nos. 20 and 21, Block 10, part of an unnamed street, and parts of Lots Nos. 1 and 2, Block 11, on the Plan of a resubdivision of part of said Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being shown as part of Lots Nos. 157 and 159 on an unrecorded plan of said Royal Oaks Subdivision by W.S. Southgate, Surveyor, and described according to a copy of a survey made by T.R. Sanford and Norris H. Hickerson, described as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue, said point being 30 feet south of an iron pin at the southwest corner of the property formerly owned by L.W. Cherry but now owned by Dr. C.O. Rhea, said point being 30 feet south of the northwest corner of the property conveyed to Dr. C.O. Rhea, Jr. and wife, by Royal Oaks Land Co.; thence along the margin of Westview Avenue south 5 deg. West 245 feet to an iron pin; thence south 85 deg. East 200 feet to an iron pin; thence north 5 deg. East 245 feet to an iron pin which is 30 feet south of an inner corner of the property conveyed to Rhea and wife by deed from Royal Oaks Land Co.; thence westerly and parallel to and 30 feet south of the line of said property conveyed to Rhea by deed from Royals Oaks Land Co. 200 feet to the beginning.

Being the same property conveyed to Michael Ralsky and wife, Yvonne B. Ralsky by Warranty Deed from Thomas W. Chapman and wife, Alice Pearson Chapman, dated 06/16/2014, of record in Instrument No. 20140619-0053753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 606 Westview Avenue, Nashville, TN 37205

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of February, 2024.

Michael Ralsky

Yvonne B Ralsky

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Ralsky and Yvonne B Ralsky, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of February, 2024.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075