Karen Johnson Davidson County
Batch# 1105110 DEEDWARR
02/27/2024 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20240227-0013421

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Amanda Allen
Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(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
Colclasure Company, LLC	Same As New Owner	
(NAME) PO Box 159151	(NAME)	130-03-0-049.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 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 Plat Book 421, pages 102 and 103, Register's Office for 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 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 northeast 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 Royal 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 of record in Instrument No. 20140619-0053753 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 19, 2014.

Being the same property conveyed to Herwigs Holdings, LLC by Warranty Deed of record in Instrument No. 20240227-0013270 **, Register's Office for Davidson County, Tennessee.**

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 606 Westview Avenue, Nashville, TN 37205-3826
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2023-1071

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 23rd day of February, 2024

HERWIGS HOLDINGS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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, a Tennessee Limited Liability Company, and that he as such Authorized Agent of Herwigs Holdings, LLC, a Tennessee Limited Liability Company, 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, a Tennessee Limited Liability Company.

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

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

JW2023-1071

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 23, 2024** (date of document).

Affiant Signature

February 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25