Karen Johnson Davidson County
Batch# 1130751 DEEDWARR
05/03/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20240503-0032747

WARRANTY DEED

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF MAY, 2024.

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
Stephanny Lamer	Same as New Owner	
(NAME)	(NAME)	part of 044-14-0-126.00
527 Cedar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **STEFANNY LAMER, A MARRIED WOMAN**, 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 Unit No. B on the Plan of Homes at Fowler Street & Eleventh Street, a Horizontal Property Regime with private elements, shown of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240408-0024622, as amended in Instrument No. 20240501-0031719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Carrie Graham Melanson, single woman by Warranty Deed from Joshua S. McDaniel and Dylan S. McDaniel, being the sole heirs at law of Geral Scott McDaniel, deceased of record in Instrument No. 20200814-0091391 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 14, 2020.

Being part of the same property conveyed to Herwigs Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Carrie Graham Melanson, single woman, dated April 3, 2024 and recorded April 4, 2024 in Instrument No. 20240404-0023818, Register's Office of 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 X
This is improved property, known as 1101 B Fowler Street, Old Hickory, TN 37138
(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.

JW2024-582

Witness my hand this 3rd day of May, 2024

HERWIGS HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

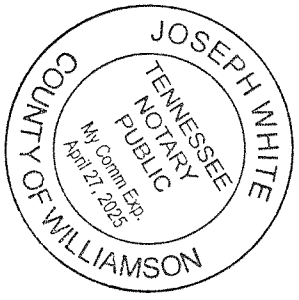
STATE OF TENNESSEE

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 3rd day of May, 2024.

Commission expires:



_____

Notary Public

JW2024-582

Certificate of Authenticity

I, Russell J. McCann, 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

~~May 3rd~~ May 3, 2024.
WB

Date

Affiant Signature

May 3, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of May, 2024

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)