Karen Johnson Davidson County
Batch# 1166758 DEEDWARR
08/05/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240805-0059603

WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

T-P-24-305

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herwigs Holdings, LLC	**New Owner**	
(NAME) **4185 Belmont Park Terrace**	(NAME)	**133-02-0-332.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **ANDREW A. BAUMMER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERWIGS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 13 of McLester Addition to Nolen Heights, as shown by map of record in Book 421, Page 92, Register' s Office for Davidson County, Tennessee.

Said Lot fronting 50 feet on the Southerly side of McCall Street and ruing back between lines 150 feet, more or less, to an alley.

Being the same property conveyed to Mark Ivan Everitt, unmarried by Warranty deed from John H. Arriola, Jr. of record in Instrument No. 20120829-0078158 Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 29, 2012.

The said Mark Ivan Everitt died intestate on June 3, 2019 and his estate was entered for administration in Docket No. 19P2018.

Being the same property conveyed to Andrew A. Baummer, an unmarried man by Administrator's Deed from Mark Ivan Everitt died intestate on June 03, 2019. due to insolvency, his Estate was admitted to probate in the Seventh Circuit Court for Davidson County Tennessee, Docket No. 19P2018. Ludean Conder Roy was appointed administratrix and duly qualified of record in Instrument No. 20200205-0013424 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 05, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 McCall Street, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 5th DAY OF AUGUST, 2024.

Andrew A. Baummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW A. BAUMMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 August 5, 2024 (date of document).

Affiant Signature

Date August 5, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

