BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1166886
08/06/2024 09:47:36 AM
Fees: $13.00 Taxes: $1,711.25

Davidson County
DEEDWARR
2 pgs

20240806-0059753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

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

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
Joseph Rendina	Same as New Owner	
(NAME)	(NAME)	
4747 Allen Cove Rd.		133-02-0-332.00
(ADDRESS)	(ADDRESS)	
Luna Pier, MI 48157		
(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, **HERWIGS HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH RENDINA, SINGLE**, 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 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.

Being the same property conveyed to Herwigs Holdings, LLC by Warranty Deed of record in Instrument No. 20240805-0059603 **, 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 305 McCall Street, Nashville, TN 37211
(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 August, 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 5th day of August, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

_____

Notary Public