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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1193106
10/14/2024 09:25:52 AM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20241014-0079277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (575,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
HERWIGS HOLDINGS LLC (NAME)	**NEW OWNER** (NAME)	**117 03 0 014.00**
2806 27TH AVENUE SOUTH NASHVILLE, TN 37212 (ADDRESS)	**4117 HILLSBORO PIKE, STE 103-205 NASHVILLE, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of October, 2024, the undersigned, **SHERRI W. HAHN, SUCCESSOR TRUSTEE OF HAHN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 12, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HERWIGS HOLDINGS LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2806 27TH AVENUE SOUTH, NASHVILLE, TN 37212** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 57 ½ feet of the Southerly 115 feet of Lot No. 9 on the Plan of BELAIR, as of record in Plat Book 332, Page 6, Register's Office for said County.

Said part of Lot No. 9 fronts 57 ½ feet on the Easterly side of 27th Avenue South or Myrtle Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Eric W. Hahn and Sherri W. Hahn, Trustees, Hahn Family Revocable Living Trust Agreement dated June 12, 2019, by Quitclaim Deed from Eric W. Hahn, of record in Instrument No. 20190625-0061138, in the Register's Office of Davidson County, Tennessee, dated June 12, 2019 and recorded on June 25, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2024.

GRANTOR: HAHN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 12, 2019
BY: SHERRI W. HAHN
ITS: TRUSTEE

Sherri W. Hahn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SHERRI W. HAHN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **HAHN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 12, 2019** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 10th day of October, 2024.

Madelyn Reynolds
Notary Public

My Commission Expires

