WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225804 DEEDWARR
01/13/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250113-0002620

Y-RR-24-5133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
David Hendrickson and Megan Neumann	**New Owners**	
(NAME)	(NAME)	
5133 Hunters Point Ln.	**6006B Pennsylvania Avenue**	**098-05-0-147.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Nashville, TN 37209**	
(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, **DRUNKEN POETS DREAM, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID HENDRICKSON AND MEGAN NEUMANN, HUSBAND AND WIFE,** 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 No. 47-A on the Plan of Zone Lot Division, Lots 10, 11, 24, 46 and 47, Hunter's Point Subdivision of record in Plat Book 6250, Page 274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Drunken Poets Dream, LLC by Warranty Deed from Casey E. Johnson, unmarried of record in Instrument No. 20190212-0013146 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 12, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736, amending Plat Book 6250, Page 274, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed(s) of record in Book 3814, Page 592 and Book 3897, Page 925, as amended in Book 6207, Page 609 and Instrument No. 20140106-0000983, in the Register's Office for Davidson County, Tennessee.
- Charter for Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, in the 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: **5133 Hunters Point Ln., Hermitage, Tennessee 37076**.

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 13th DAY OF JANUARY, 2025.

Drunken Poets Dream, LLC
BY: Maurice Stroemel Jr.
Maurice Stroemel, Jr.
Managing Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURICE STROEMEL, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of DRUNKEN POETS DREAM, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of January, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-13-25.

Affiant Signature

1-13-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of January, ~~2024~~ 2025

Notary Signature

My Commission Expires: 5-9-26

