Karen Johnson Davidson County
Batch # 1258401 DEEDWARR
04/14/2025 09 52 50 AM 2 pgs
Fees $13 00 Taxes $1,239 50
20250414-0027838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-22
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pk., Suite 210, Nashville, TN 37215

File No.: NAS1450-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
2926 Wingate LLC	2926 Wingate LLC	119-14-0-210.00
(NAME) 8005 Church St E Ste 209	(NAME) 8005 Church St E Ste 209	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE HELDMAN FAMILY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2926 WINGATE LLC**,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 No. 35 on the Map of Tuggle Heights Subdivision as of record in Book 1130, page 90, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the Easterly side of Wingate Avenue and runs back between parallel lines, 157.5 feet to a dead line.

Being the same property conveyed to Mark M. Heldman, Trustee of The Heldman Family Trust by Executors Quitclaim Deed from Mark M. Heldman, Executor of the Estate of Eugene John Heldman, deceased of record in Instrument No. 20191219-0131030 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 19, 2019.

This is improved ☒ property, known as 2926 Wingate Ave, Nashville, TN 37211

(House No) (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 our hands this the 9th day of April, 2025

The Heldman Family Trust

BY Mark M Heldman

Mark M Heldman
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of April, 2025, before me, personally appeared Mark M. Heldman as Trustee of the The Heldman Family Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

W DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires
7/7/27