NEW OWNER:
MCKAY CO. DESIGN BUILD, LLC
1208 GENERAL MCARTHUR DR
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0429

Map & Parcel
090110G001.00
090110G002.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1268544 **DEEDWARR**
05/05/2025 10 23 00 AM 3 pgs
Fees $18 00 Taxes $1,295 00
20250505-0034587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL HULL** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MCKAY CO. DESIGN BUILD, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

PARCEL I (Map & Parcel No.: 090110G00100):

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 429 Basswood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Homes at 429 Basswood Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to MICHAEL T. HULL, married, by Quitclaim Deed from HERWIGS HOLDINGS LLC, a Tennessee limited liability company, dated March 21, 2025, and of record in Instrument No 20250414-0028281, Register's Office for Davidson County, Tennessee Also being a portion of the same property conveyed to HERWIGS HOLDINGS LLC, a Tennessee limited liability company, by Warranty Deed from Meghan K. Siebe, a married woman, individually, and Meghan K. Siebe, as Trustee of the Siebe Revocable Living Trust dated January 20, 2004, dated October 2, 2020, and of record in Instrument No. 20201008-0116823, Register's Office for DAVIDSON County, Tennessee.

PARCEL II (Map & Parcel No.: 090110G00200).

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No B, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 429 Basswood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210316-0034502, as amended in Instrument No 20250505-0034586, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Homes at 429 Basswood Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit

Being the same property conveyed to MICHAEL HULL, married, by Quitclaim Deed from Herwigs Holdings LLC, a Tennessee limited liability company, dated March 22, 2021, and of record in Instrument No. 20210324-0038688, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **429-A & 429-C BASSWOOD AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20210316-0034502, as amended in Instrument No.

20250505-0034586, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of May, 2025.

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL HULL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of May, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026