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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1319132
09/08/2025 09 30 42 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250908-0071342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

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
Linda Wauford	Same as	
(NAME)	(NAME)	
900 Bryan St.	New Owner	044-15-0S-001.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **TN49 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA WAUFORD,** 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 Unit No. A on the Plan of Cottages at Bryan Street & Ninth Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240726-0056652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of the same property conveyed to Herwigs Holdings, LLC, a Tennessee limited liability company by Warranty deed from The Restoration Team LLC, a Tennessee limited liability company of record in Instrument No. 20210805-0105218 Register's Office for Davidson County, Tennessee, dated August 04, 2021 and recorded on August 05, 2021.

Being the portion of the same property conveyed to Michael T. Hull, married by Quit Claim Deed from Herwigs Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250414-0028282 Register's Office for Davidson County, Tennessee, dated March 21, 2025 and recorded on April 14, 2025.

Being a portion of the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company by Quit Claim Deed from Michael T. Hull of record in Instrument No. 20250421-0030054 Register's Office for Davidson County, Tennessee, dated April 18, 2025 and recorded on April 21, 2025.

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.

JW2025-1124

unimproved
This is improved x property, known as 900 Bryan St., Old Hickory, TN 37138
(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 3 day of September, 2025

TN49 HOLDINGS, LLC

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Hull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of TN49 Holdings, LLC, and that he as such Member of TN49 Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of TN49 Holdings, LLC.

Witness my hand and official seal this 3rd day of September, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2025-1124