WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350796 DEEDWARR
11/25/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20251125-0094162

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$270,000.00

Affiant

Subscribed and sworn to before me this 21 day of November, 2025.

Notary Public
My Commission expires: 4/22/2029.
(Affix Seal)

Crystal Johnson * State of Tennessee * Notary Public * Sumner County

THIS INSTRUMENT PREPARED BY
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
HEY GIRL LLC	**HEY GIRL LLC**	**05307010000**
38 ROEHRIG CT	**38 ROEHRIG CT**	
OLD HICKORY TN 37138	**OLD HICKORY TN 37138**	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

WILLIAM HOWARD BAIRD

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

HEY GIRL LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel ID: 05307010000

Land in Davidson County, Tennessee, being the easterly part of Lot 9, and the westerly part of Lot 10 on the plan of Dabbs & Elliott Subdivision No. 1 of record in Plat Book 547, Page 97 Register's Office for Davidson County, Tennessee designated as Tract A, according to a survey by John Kohl & Company, dated July 24, 1987 and described as follows:

Said Lot fronts 17.70 feet on the northeasterly side of the new right of way of Old Hickory Boulevard and runs back with James Bryant's easterly line North 40 degrees 43 minutes 41 seconds East 103.64 on the northwesterly line; thence South 49 degrees 15 minutes 49 seconds East 17.70 feet with an alley to the easterly line of this property; thence South 40 degrees 43 minutes 41 seconds West 103.64 feet to the margin of Old Hickory Blvd, also known as Hadley Avenue, the point of beginning.

Being the same property conveyed to William Howard Baird by deed from Paul G. Jimerson, dated August 14, 2017 and recorded on August 18, 2017 in Instrument No. 20170818-0085324, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 2007 OLD HICKORY BLVD, OLD HICKORY, TN 37138

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, their heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR

does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, 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 hand(s) this 21 day of November 2025.

WILLIAM HOWARD BAIRD

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Jessica Swindell of the state and county mentioned, personally appeared WILLIAM HOWARD BAIRD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this 21 day of November 2025.

Notary Signature
My commission expires: 3/20/29

JESSICA SWINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/20/2029
SUMNER COUNTY

25-001241-620

202511250094162

Tennessee Certification of Electronic Document

I, Crystal Johnson, do hereby make oath that I am a licensed attorney and/or the custodian 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 11/21/2025 (date of document).

Affiant Signature

11/24/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 24 day of Nov, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202511250094162