Name and Address of New Owner:
Erica Saum and Joshua Saum
5133 Hunters Point Lane
Hermitage, TN 37076

Send Tax Bills To:
First American Mortgage Solutions c/o
American Pacific Mortgage
Mail Stop: 152-C
1795 International Way
Idaho Falls, ID 83402

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1356568 DEEDWARR
12/11/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20251211-0098377

Map & Parcel No: 098-05-0-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Hendrickson and Megan Neumann, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Joshua Saum and Erica Saum, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47-A, on the Plan of Hunter's Point Subdivision Zone Lot Division, Lots 10,11, 24, 46, and 47 of record in Plat Book 6250, Page 274, 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.

Being the same property conveyed to David Hendrickson and Megan Neumann, husband and wife, by Warranty Deed from Drunken Poets Dream, LLC, a Pennsylvania Limited Liability Company, of record in Instrument No. 20250113-0002620, dated January 13, 2025, and recorded January 13, 2025.

Being improved property known as 5133 Hunters Point Lane, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of December, 2025.

_____(SEAL)
David Hendrickson

_____(SEAL)
Megan Neumann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Hendrickson and Megan Neumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2025.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $313,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of December, 2025.

Notary Public
My commission expires: 11/28/27

File No. GNT-25-4320

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-9-25.

Affiant Signature

12-9-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

