Karen Johnson Davidson County
Batch# 1439020 DEEDWARR
06/29/2026 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20260629-0058697

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611414

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$910,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of June 2026.

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1-5-29

WARRANTY DEED

THIS INDENTURE, made this _____ day of June 2026, among:

MWH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JESSE NEWKIRK, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. B-1 on the plan of Estes Square, of record in Book 6250, Page 313, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Estes Square, a horizontal property regime established by Master Deed of Record in Book 6623, Page 559, amended in Book 6814, Page 224, and in Instrument No. 20111227-0101009, Register's Office.

Being the same property conveyed to MWH Properties LLC, a Tennessee limited liability company by deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated February 17, 2026, of record in Instrument No. 20260220-0013754, Register's Office for Davidson County, Tennessee.

Being also known as 614 Estes Road, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MWH Properties LLC, a Tennessee limited liability company

BY: _____
Winston Hermann, managing member

BY: _____
Michelle Hermann, member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Winston Hermann and Michelle Hermann, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of MWH Properties, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 25 day of June 2026.

_____
Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: Jesse Newkirk
Address: 614 Estes Road
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 116-04B-002.00

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 26, 2026.

Tracey Perry
Signature

Date: 6-29-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 29 day of June, 2026

Notary Public

My commission Expires: _____

SEAL

