Karen Johnson Davidson County
Batch# 438311 DEEDWARR
07/15/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200715-0077556

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527328

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2020.

Notary Public
My Commission Expires: 4-13-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Limitless Inc. 1585 Mallory Lane, Suite 206 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 060-07-0-060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Hewitt, Barbara Hewitt Bozza, and Regina Hewitt Barlow, Heirs of Vechel C. Hewitt** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Limitless Inc. A Tennessee Corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Lot 45, HILLHURST ACRES, SECTION ONE, as shown on plat of record in Plat Book 2331, Pages 50-51, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roy E. Hewitt and wife, Vechel C. Hewitt, by Warranty Deed from Ernest H. Vaughn and wife, Margaret L. Vaughn, of record in Book 2956, Page 571, in the Register's Office of Davidson County, Tennessee, dated August 24, 1959 and recorded on August 25, 1959.

Roy E. Hewitt having since died on April 21, 2020 in Davidson County, Tennessee, leaving Vechel C. Hewitt as the sole tenant by the entirety.

Vechel C. Hewitt having since died on January 6, 2018 in Davidson County, Tennessee. Vechel C. Hewitt having died intestate. Brenda Hewitt and Barbara Hewitt Bozza and Regina Hewitt Barlow being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 202007150077553 and Instrument No. 202007150077554.

The execution of this instrument is affected by the signature of Brenda Hewitt as Attorney-in-fact for Barbara Hewitt Bozza which Power of Attorney is recorded in Instrument No. 202007150077555, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLHURST ACRES, SECTION ONE, as recorded in Plat Book 2331, Page(s) 50-51.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2444, Page 32, and Book 2446, Page 47, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3009 Stanwyck Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2020.

Brenda Hewitt

Brenda Hewitt

Barbara Hewitt Bozza by Brenda Hewitt, as Attorney-In-Fact

Barbara Hewitt Bozza by Brenda Hewitt, as Attorney-In-Fact

Regina Hewitt Barlow

Regina Hewitt Barlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Hewitt, Barbara Hewitt Bozza, and Regina Hewitt Barlow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Hewitt., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Barbara Hewitt Bozza and that she is authorized by Barbara Hewitt Bozza to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022