Karen Johnson Davidson County
Batch# 460129 DEEDWARR
08/19/2020 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200819-0093350

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathy L. Myatt	NEW OWNER	150-01-0-361.00
(NAME)	(NAME)	
511 Meadowlark Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Houston L. Pewett, Jr., Successor Trustee of the Houston L. Pewett Bypass Trust, a Trust established under First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Cathy L. Myatt and Clyde S. Myatt, wife and husband, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 82, on the Plan of Edge-O-Lake, Section 18-D, of record in Plat Book 5060, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrian Merle Pewett, Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust agreement dated 11/16/1995 as amended 05/08/2002 by Quit Claim Deed from Adrian Merle Pewett Successor Trustee of the Houston L. Pewett Living Trust Agreement dated 11/16/1995 dated 06/01/2003 in Instrument No. 20030606-0078380,Register's Office for Davidson County, Tennessee. Adrian Merle Pewett having since died September 15, 2014 leaving Houston L. Pewett, Jr. as Successor Trustee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2809 & 2811 Lera Jones Road, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of November, 2019 .

Houston L. Pewett, Jr., Successor Trustee of the Houston L. Pewett Bypass Trust, a Trust established under First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002

By: _____
Houston L. Pewett, Jr.
Its: Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston L. Pewett, Jr., Successor Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November, 16, 1995, as amended on May 8, 2002, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2019.

_____
Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

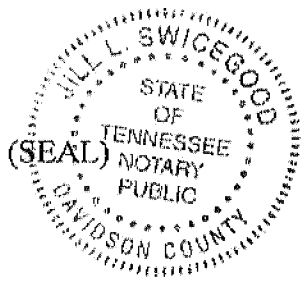
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900