THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232266**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$325,000.00~~. Affiant Subscribed and sworn to before me, this 29th day of January, 2021. Notary Public My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 565210 DEEDWARR
02/01/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210201-0014254

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Kenneth Lilly, III 2345 Dennywood Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 084-11-0-156

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, **Owen T Hewitt Jr, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Kenneth Lilly, III , a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot 235 fronts 90 feet on the Southerly side of Dennywood Drive and runs back between lines 220 feet on the Southerly side of Dennywood Drive and runs back between lines 220 feet on the Westerly side and 192 feet on the Easterly side to a dead line in the rear measuring 94.2 feet thereon.

Being the same property conveyed to Owen T. Hewitt, Jr., by Quitclaim Deed from Karla C. Hewitt, of record in Instrument No. 20100730-0059850, in the Register's Office of Davidson County, Tennessee, dated April 5, 2010 and recorded on July 30, 2010.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2021 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 Maplecrest, as recorded in Plat Book 1835, Page(s) 27 and 28.

This is improved property located at 2345 Dennywood Drive Nashville TN 37214

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 29th day of January, 2021.

Owen T Hewitt Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Owen T Hewitt Jr, 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 29th day of January, 2021.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

