RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210451

Karen Johnson Davidson County
Batch# 607072 DEEDWARR
04/05/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210405-0044416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$265,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2021.

NOTARY PUBLIC

My commission expires: 7.8.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Lyons and Lisa Greene 4776 Cascade Drive Old Hickory TN 37138	Same address as new owner	064-12-0-010.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JERRY B. HEWITT AND WIFE, MADELEINE M. HEWITT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC LYONS AND LISA GREENE**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 280 on the Plan of Sherwood Forest, Section Four, as of record in Book 4460, page 182, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry B. Hewitt and wife, Madeleine M. Hewitt from John L. Young and wife, Gail E. Young by Warranty Deed dated April 26, 2001 and recorded May 2, 2001 in Instrument #20010502-0044779, said Register's Office.

The address of the herein described property is believed to be 4776 Cascade Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of April, 2021.

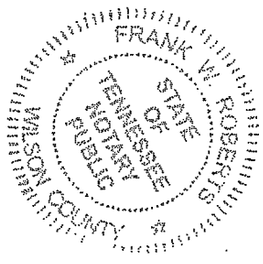
JERRY B. HEWITT

MADELEINE M. HEWITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jerry B. Hewitt and wife, Madeleine M. Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of April, 2021.



Notary Public

Printed Notary Name

My commission expires: 10/6/21

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022