ADDRESS NEW OWNER: JESSE C. HEWITT
ANDREW M. NEWTON
2843 Lakeland Dr
Nashville, TN 37214

SEND TAX BILL TO: Same as new owner

MAP-PARCEL NOS. 09610017100

Karen Johnson Davidson County
Batch# 705826 DEEDWARR
08/27/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,299.16
20210827-0115947

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **W. EUGENE LEWIS and DELL M. LEWIS, HUSBAND AND WIFE** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JESSE C. HEWITT, AN UNMARRIED MAN, and ANDREW M. NEWTON, AN UNMARRIED MAN** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 80 on the Plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which Plan is referenced for a more complete and accurate description of said property.

Being the same property conveyed to W. Eugene Lewis et ux Dell M. Lewis by Warranty Deed from James E. Brown et ux Rachel A. Brown of record in Book 4806, page 23, dated April 9, 1974 and recorded April 16, 1974, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2843 Lakeland Dr, Nashville, TN 37214.

SAID PROPERTY IS BEING CONVEYED "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.(3) Perpetual Easement for Utility Installation and Maintenance on Lots as set out in Restrictions of record in Book 2338, page 511, Register's Office for Davidson County, Tennessee.(4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5171, page 927, Register's Office for Davidson County, Tennessee.(5) Restrictions of record in Book 2338, page 511, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ____ day of August 2021.

W. Eugene Lewis by Patrick Glenn Lewis, Attorney in Fact

W. Eugene Lewis by Patrick Glenn Lewis, Attorney in Fact

Dell M. Lewis by Patrick Glenn Lewis, Attorney in Fact

Dell M. Lewis by Patrick Glenn Lewis, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

On this 25th day of August 2021, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick Glenn Lewis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of W. Eugene Lewis, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded in Instrument No. __202108270115944__ in said Register's Office.

Witness my hand and official seal at office, this 25th day of August 2021.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TN
COUNTY OF Davidson

On this 25th day of August 2021, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick Glenn Lewis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Dell M. Lewis, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded in Instrument No. __202108270115945__ in said Register's Office.

Witness my hand and official seal at office, this 25th day of August 2021.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $351,125.00.

Taylor Lynn Poe
Affiant

Subscribed and sworn before me this 25th day of August 2021.

Notary Public
My Commission Expires: 26-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

File No. 2108-185

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2021 (date of document).

Affiant Signature

August 25, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

