Karen Johnson Davidson County
Batch# 791419 DEEDWARR
01/18/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220118-0006403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Dec., 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2021-2393

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jere D. Pewitt	Same as New Owner	092-10-0-185.00
(NAME)	(NAME)	
700 Vernon Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Saundra A. Lewis, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jere D. Pewitt,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of T. M. Steger's Second Subdivision of the Matthews Barrow Property described according to a survey made by W. H. Lyle, Surveyor, dated August 18, 1899, as follows:

Said Lot No. 48 fronts 40 feet on the southerly side of Delaware Avenue, and runs back between parallel lines along the westerly margin of 30th avenue, North 150 feet to an alley.

Being the same property conveyed to Saundra A. Lewis by Installment deed from William C. McCullough and wife, Araminta M. McCullough, tenants by the entireties of record in Book 5528, page 322, Register's Office for Davidson County, Tennessee, dated June 26, 1978 and recorded on November 12, 1979.

Subject to: Property taxes have been prorated and Taxes for the year 2022 and forward assumed by Grantee

..

This property, known as 3001 Delaware Ave, Nashville, TN 37209

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 29 DAY OF Dec, 2021.

Saundra A. Lewis by Andrea Goodman as Attorney

Saundra A. Lewis by Andrea Goodman, as Attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and county, ANDREA GOODMAN, Attorney-in-Fact for Saundra A. Lewis, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Saundra A. Lewis, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 29 day of December 2021.

Notary Public
My Commission Expires: 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

[The remainder of this page is intentionally left blank.]

Saundra A Lewis by Sheryl Suggs, as Attorney in Fact

Saundra A. Lewis by Sheryl Suggs, as Attorney in fact

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and county, SHERYL SUGGS, Attorney-in-Fact for Saundra A. Lewis, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Saundra A. Lewis, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 29th day of December 2021.

Notary Public My Commission Expires: 08/19/2024

ROBYN ALICIA HOLTZCLAW
NOTARY PUBLIC · STATE OF TEXAS
ID # 12423431-0
COMM. EXP. 08-19-2024

True Copy Certification

I, Yvette Meldrum, 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 DEC. 30, 2021.

Affiant Signature DEC. 30, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of December 2021.

Notary's Signature MY COMMISSION EXPIRES: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024