Karen Johnson Davidson County
Batch# 835016 DEEDWARR
04/05/2022 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $822.14
20220405-0039437

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 232,200.00

Affiant

Subscribed and Sworn before me this 29th day of March , 2022.

Notary Public
My commission expires: 09/19/2022

JIM A. HYDE NOTARY PUBLIC TENNESSEE My Comm Exp September 19 2022 COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Michael D. Barnes 5170 Hickory Hollow Parkway, 185, Nashville, TN 37013	New Owner	163-05-0B-135-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janthima Hewlett and James Hewlett, Wife and Husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Barnes and Boonyaporn Sriladlao, Husband and Wife,,** "the Grantee," the following described real estate in Davidson, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 135, ON THE PLAT, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES) A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), PHASE III, AS RECORDED IN INSTRUMENT NO. 20021015- 0126630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to JANTHIMA HEWLETT AND JAMES HEWLETT, WIFE AND HUSBAND and Kissakorn Metheesawatkun , a married man, by warranty deed from Kimberly M. Reid, a single woman, dated 02\26\2019 recorded 02\27\2019 instrument number 20190227-0017812 in Register's office for Davidson county, Tennessee.

Being the same property conveyed to JANTHIMA HEWLETT AND JAMES HEWLETT, WIFE AND HUSBAND by quickclaim deed from Kissakorn Metheesawatkun dated 11-03-2021 recorded 11-10-2021 instrument number 20211110-0150064 in Register's office of Davidson county, Tennessee.

This is [X] improved [ ] unimproved property known as 5170 Hickory Hollow Parkway, 185, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of March, 2022

James Hewlett

Janthima Hewlett

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janthima Hewlett and James Hewlett, Wife and Husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 29 day of March, 2022.

Notary

My commission expires: 09/19/2021

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2021
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3-29-22 (date of document).

Jami K Averwater
Signature

3-29-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of March, 2022

Jennifer Ashley Pack
Notary Public
My Commission Expires:
Seal

JENNIFER ASHLEY PACK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

[redacted]

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