THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 857455 DEEDWARR
05/18/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220518-0057174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$700,000.00**

Subscribed and sworn to before me this 2 day of May, 2022.

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

Affiant

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Walter R. Pewitt 2204 Ingram White Creek TN 37189	**Same as New Owner:**	**031-00-0-108.00 &** **031-00-0-062.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **BEVERLY T. BARRON AND DEBORAH T. AYERS, CO EXECUTORS OF THE ESTATE OF RUTH P. TOWNS,** have this day bargained and sold, and does hereby transfer and convey unto the said **WALTER R. PEWITT,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, lying mostly on the north side of Ingram Road with a small strip between Ingram Road and the center line of a creek bed, described according to an unrecorded survey by John B. Bates, Surveyor, dated March 8, 1978, as follows:

Beginning at a point in creek bed (same being the original S.W. corner of the Pewitt property (an iron nail in the center of road and an iron pin and corner fence post on the north margin of Ingram Road), thence, crossing Ingram Road and passing a nail in center line and a corner fence post and iron pin on North margin of road and on with an old established fence line (now Hudgins East line formerly Gus Lyons) to the south crest of hill; thence, fence line meanders off line N 5° E (old abstract calls for N 2° 30' E) 1995.0 feet to a set rock (formerly old large beech tree stump depression is still evident); thence, up hill S 47° E (crossing fence line) 163.0 feet to a stake; thence, S 76° E (crossing fence line twice) 160.0 feet to a stake; thence, N 81° 30' East 137.0 feet to a set iron pin on south side of fence line 5.5 feet; thence, with a new surveyed line severing the Pewitt property, S 6° 35' W (crossing at an angle across a pond) 1348.8 feet to an iron pin (Jewell Adcock N.W. corner); thence, with Jewell Adcock west line and the general center line of a drain ditch S 4° 43' E 83,2 feet to a point; thence, S 11° 08' E 92.4 feet to a point; thence, S 4° 05' E 125.8 feet to a point; thence, S 1° 50' W 160.4 feet (passing Jewell Adcock S.W. corner in the center line of Ingram Road an iron nail was also set also an iron pin on the west bank of drain ditch on the north margin of the road), to a point in branch run thence down branch run with old line S 88° 45' W 245.0 feet to a point; thence, S 72' 30' W 214.0 feet to the beginning, containing 17.50 acres, more or less.

Being the same property conveyed to LAWRENCE ROBERT TOWNS AND WIFE, RUTH MAE TOWNS, by deed from WILLIAM D. PEWITT AND WIFE, SADIE PEWITT, of record in Book 5323, page 381, dated August 9, 1978, said Register's Office. The said Lawrence Robert Towns having since died on or about January 19, 2017, leaving Ruth Mae Towns the surviving tenant by the entirety. The said Ruth Mae Towns died testate on or about March 11, 2021. Pursuant to the terms of her will of record in Docket No. 21P1250 in the 7th Civil District Probate Court Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of BEVERLY T. BARRON AND DEBORAH T. AYERS, CO EXECUTORS OF THE ESTATE OF RUTH P. TOWNS.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 2 day of May, 2022.

BEVERLY T. BARRON, CO EXECUTOR OF THE ESTATE OF RUTH P. TOWNS

DEBORAH T. AYERS, CO EXECUTOR OF THE ESTATE OF RUTH P. TOWNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **BEVERLY T. BARRON**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, Co-Executor of the Estate of Ruth P. Towns executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **DEBORAH T. AYERS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, Co-Executor of the Estate of Ruth P. Towns executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 5/2/22 [DATE].

AFFIANT SIGNATURE

5/6/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 6 day of May, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025