When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17648-KS

Karen Johnson Davidson County
Batch# 867575 DEEDWARR
06/06/2022 10:16:43 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220606-0064640

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Portage

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2023

Subscribed and sworn to before me, this the 3rd day of June, 2022.

Notary Public
My Commission Expires: 9-15-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William P. Hewitt and Karen L. Hewitt 417 Patina Circle Nashville, TN 37209	William P. Hewitt and Karen L. Hewitt 417 Patina Circle Nashville, TN 37209	091 14 0B 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Jane A. Sarver, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

William P. Hewitt and Karen L. Hewitt, husband and wife, 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(s) 5, as shown on the map entitled the Plan of First Revision Patina, A Traditional Neighborhood Development, of record as Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane A. Sarver, unmarried, by Warranty Deed from Frances Wood Spurrier, unmarried, of record in Instrument No. 20100730-0059961, in the Register's Office of Davidson County, Tennessee, dated July 30, 2010, and recorded on July 30, 2010.

This is improved property located at: **417 Patina Circle, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all

applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2022.

GRANTOR:

Jane A. Sarver

Jane A. Sarver

STATE OF OHIO
COUNTY OF Portage

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane A. Sarver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2022.

Notary Public
My Commission expires: 9/15/23

NOTARY PUBLIC STATE OF OHIO

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2023