WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd of August 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 908995 **DEEDWARR**
08/26/2022 02:38:16 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220826-0096717

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne Robison Sarkar	Anne Robison Sarkar	
(NAME)	(NAME)	
257 McGavock Pike	~~SAME~~ 4003 Murray Pl	09508001600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I ***Dewey E Hewitt, married** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Akash Sarkar and Anne Robison Sarkar, husband and wife**, hereinafter called the GRANTEE(S), their 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. 171 on the Plan of Eva Mor Heights, Section Three, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot 171 fronts 75 Feet on the east side of McGavock Pike and runs back between parallel lines, 160 feet to a dead line.
Being the same property conveyed to Dewey E. Hewitt and wife, Gaiel L. Hewitt by Deed from E. Mark Turner and wife, Nancy Turner, dated 04/16/1976, of record in Book 5016, Page 691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dewey E. Hewitt and wife, Gail L. Hewitt by Quit Claim Deed from Dewey E. Hewitt and wife, Gail L. Hewitt, dated 04/18/1988, of record in Book 7529, Page 790, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1835, Page 92, in the Register's Office for Davidson County, Tennessee.

***Gail L Hewitt a/k/a Gaiel L Hewitt passed away 9/6/2005.**
*** Current spouse of Dewey Hewitt has never resided in this property.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 257 McGavock Pike, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of August 2022..

Dewey E. Hewitt

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewey E. Hewitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of August, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM BMR 22257