Karen Johnson Davidson County
Batch# 910443 DEEDWARR
08/30/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220830-0097860

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#U22-6B

ADDRESS NEW OWNER
Dewey Hewitt
106 Tanner Rd.
Mt. Juliet TN 37122

SEND TAX BILL
TO:
New Owners

Parcel ID:
110-00-0-102

MORTGAGEE:
None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny Maurice Griffin and wife, Charlene A. Griffin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Dewey Hewitt and Calley Hewitt, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Boundary line description of a portion of the Willard Adams property, said property being a tract or parcel of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning on an iron pin in the south margin of Stewarts Ferry Pike, said being the northwest corner of Tract 5 of the Willard Adams Property and the northeast corner of the tract herein described, thence with the west boundary line of Tract 5, Tract 4, Tract 3, Tract 2 and Tract 1 of the Willard Adams Property south 06 degs. 57 mins. 36 secs. West 780.50 feet to an iron pin, said pin being the southwest corner of Tract 1 of the Willard Adams Property and the southeast corner of the tract herein described, thence with the north boundary line fence of the Christopher Holden Property (Deed Book 20090504 Page 0040597 RODC TN) as follows: north 82 degs. 38 mins. 17 secs. West 93.34 feet to an iron pin, north 82 degs. 46 mins. 30 secs. West 293.73 feet to an iron pin, north 82 degs. 28 mins. 21 secs. West 214.87 feet to a concrete monument in the east boundary line of the Corps of Engineers property, said pin being the southwest corner of the tract herein described, thence with said Corps of Engineers property as follows: north 42 degs. 35 mins. 07 secs. East 586.75 feet to a T-bar, north 31 degs. 14 mins. 14 secs. West 419.97 feet, passing thru a concrete monument at 395.52 feet, to an iron pin, said pin being the northwest corner of the tract herein described, thence south 82 degs. 25 mins. 13 secs. East 440.44 feet to an iron pin in the terminus of Stewarts Ferry Pike, thence with said terminus south 09 degs. 33 mins. 45 secs. West 25.01 feet to an iron pin in the south margin of Stewarts Ferry Pike, thence with said margin of said road south 82 degs. 25 mins. 13 secs. East 80.58 feet to the point of beginning and containing 7.63 acres more or less by survey prepared by Paul B. Crockett, TN RLS No 1394, dated March 13, 2017.

Being the same property conveyed to Johnny Maurice Griffin and wife, Charlene A. Griffin by Deed dated September 5, 2017 from Charlene Sue Griffin, individually and as Executrix of the Estate of Willard W. Adams, Belinda Louise Mills and Dorothy Alene Reed, recorded September 15, 2017, of record in Instrument Number 20170915-0094770, Register's Office for Davidson County, Tennessee.

This is improved property known as 2250 Stewarts Ferry Pike, Hermitage, TN 37076. Possession is to be given on August 29, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 29th day of August, 2022.

Johnny Maurice Griffin

Charlene A. Griffin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Johnny Maurice Griffin and Charlene A. Griffin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2022.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-2-25

* * * * * *

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is **$460,000.00**.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2022.

NOTARY PUBLIC

My Commission Expires:

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 July 25th, 2022 (date of document).

Cindy S. Smith, Affiant

8/5/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 5th day of August, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026