SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Karen D. Evetts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2022.

Rebecca Hendricks Brewer
Notary Public

MY COMMISSION EXPIRES: 06-24-2024
(AFFIX SEAL)

REBECCA HENDRICKS BREWER
Notary Public, State of Texas
Comm. Expires 06-24-2024
Notary ID 130715564

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash Brothers, LLC	Nash Brothers, LLC	09113006900
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-9342	Nashville, TN 37215-9342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Johnny Wayne Pewitt,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nash Brothers, LLC,** hereinafter called the GRANTEE(S), his 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, State of Tennessee, described as follows, to wit:

Lot No. 4 of Block "D" on the Map of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's office for said County.

Said Lot No. 4 fronts 60 feet on the easterly side of East Bend Drive and runs back 148.8 feet on the north line and 149.2 feet on the south line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Johnny Wayne Pewitt by deed dated November 23, 1977 from Maxine E. Pewitt, Reserving unto herself a Life Estate, of record in Book 5226, Page 171, Register's Office for Davidson County, Tennessee. The said Maxine E. Pewitt has since died.

Being the same property conveyed to Deborah Evetts by deed dated June 25, 2015 from Johnny Wayne Pewitt, unmarried, reserving unto himself a Life Estate of record in Instrument No. 20150625-0061402, Register's Office for Davidson County, Tennessee. Thereafter, the said Deborah Evetts conveyed her interest in said property by deed dated January 27, 2020 to Johnny Wayne Pewitt of record in Instrument No. 20200128-0010102, said Register's Office for Davidson County, Tennessee.

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 ☑ property, known as 518 E Bend Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTORS AND GRANTEES AGREE THAT GRANTEES ARE TAKING THE PROPERTY "AS-IS" IN ITS PRESENT CONDITION WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTIES EXCEPT FOR THE WARRANTY OF TITLE.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warranty and forever defend the title to said land to said GRANTEE(S), his assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Karen Johnson Davidson County
Batch# 930222 **DEEDWARRSP**
10/17/2022 10:03:16 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20221017-0113226

Witness my/our hands this 12th day of October, 2022.

Clarence G. Evetts

Johnny Wayne Pewitt By: Clarence G. Evetts, Attorney-in-Fact

State of Texas
County of COLLIN

On this 12th day of October, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Clarence G. Evetts with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Johnny Wayne Pewitt as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and official seal this 12th day of October, 2022.

Rebecca Hendricks Brewer
Notary Public
My Commission Expires: 06-24-2024

File No.: 22-Z1-518

