Warranty Deed

Karen Johnson Davidson County Batch# 933480 DEEDWARR 10/25/2022 08:28:30 AM 3 pgs Fees: $18.00 Taxes: $2,516.00 20221025-0115510	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $680,000.00. Affiant Subscribed and sworn to before me, this the 24th day of October, 2022. Megan Paulus Notary Public My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Meagher Chelsea Mitchell	New Owner	072-16-0E-001.00-CO
2200 Porter Road		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW HEWITT, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEA MITCHELL AND BRANDON MEAGHER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Hayden Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hayden Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140401-0026869, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew Hewitt, a single man, by Warranty Deed from Chase H. Bilyeu and Emily Bilyeu, husband and wife, of record in Instrument No. 20180220-0015734, in the Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2200 Porter Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of October, 2022.

Matthew Hewitt

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

MICHAEL CARTER
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22956929
My Commission Expires Aug 8, 2026

Witness my hand and seal this 21 day of October, 2022.

Notary Public

My Commission Expires: 8/8/2026

Jillian Hewitt, spouse of Matthew Hewitt, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jillian Hewitt

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jillian Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

MICHAEL CARTER
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22956929
My Commission Expires Aug 8, 2026

Witness my hand and seal this 21 day of October, 2022.

Notary Public

My Commission Expires: 8/8/2026

True Copy Certification

I, **Diane March,** 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 this the 24th day of October, 2022.

Affiant Signature
Date 10/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

