Karen Johnson Davidson County
Batch# 1014845 DEEDWARR
06/13/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230613-0045133

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Michelle Walls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/27/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Cheryl Pomario 5336 Old Village Road Nashville, Tennessee 37211	SAME AS OWNER	MAP 161 GROUP 10 0B PARCEL 131.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Justin C. Hewlett
And
Leeann K Bright nka Leeann Bright Hewlett,
husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cheryl Pomario, an unmarried woman

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 No.130, VILLAGES OF BRENTWOOD, PHASE TEN-A, a Residential Planned Unit Development, as shown on plat of record in Plat Book 7900, page 313, corrected in Book 8542, page 973, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin C. Hewlett and Leeann K. Bright, joint tenants with rights of survivorship, by Warranty Deed from Bradley T. Prickett and wife, Val Prickett, dated May 21, 2012, and filed of record in Instrument Number 20120524-0045160, in the Register's Office for Davidson County, Tennessee.

Leeann K Bright-Hewlett, and Leeann B Hewlett, being one in the same as Leeann K. Bright.

This conveyance is made subject to the following:
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5336 Old Village Road, Nashville, Tennessee 37211.**

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 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. 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.

WITNESS my hand and official seal at office this 12th day of June, 2023.

Justin C. Hewlett

Leeann K Bright

Leeann Bright Hewlett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin C. Hewlett and Leeann K Bright nka Leeann Bright Hewlett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June 2023.

NOTARY PUBLIC

My Commission Expires:

APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PLEASE RETURN TO:

Lenders Title Company
149 1st Ave North
Franklin, TN 37064

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Michelle Walls, 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 6/12/23 (date of document).

Affiant Signature

6/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

