Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1057

Karen Johnson
Batch # 1107268
03/04/2024 12:38:38 PM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20240304-0014889

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry M. Pewitt and Anna H. Pewitt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Christopher Widick, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two, Kemper Heights of record in Plat Book 2331, Page 104 (Incorrectly conveyed in prior deed as Plat Book 233, Page 104) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry M. Pewitt and wife, Anna H. Pewitt by Quitclaim Deed from Anna H. Widick of record in Book 6824, page 64, Register's Office for Davidson County, Tennessee, dated March 10, 1986 and recorded on April 8, 1986.

Being the same property conveyed to Anna H. Widick by Quitclaim Deed from Henry D. Widick, Jr of record in Book 4865, page 389, Register's Office for Davidson County, Tennessee, dated October 30, 1974 and recorded on November 4, 1974.

Being the same property conveyed to Henry D. Widick Jr and wife Anna H. Widick by Warranty Deed from Henry D. Widick, Sr and wife, Ruth H. Widick of record in Book 4399, page 477, Register's Office for Davidson County, Tennessee, dated February 24, 1970 and recorded on February 24, 1970.

Being the same property conveyed to Henry D. Widick Sr and wife, Ruth H. Widick by Warranty Deed from Jordan A. McDavitt and wife, Janice H. McDavitt of record in Book 3967, page 5, Register's Office for Davidson County, Tennessee, dated December 7, 1965 and recorded on December 9, 1965.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 806 Tuckahoe Drive, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Christopher Widick **806 Tuckahoe Drive** **Madison, TN 37115**	**Bank of Tennessee** **301 East Center Street** **Kingsport, TN 37660**	**042-09-0-110.00**

WITNESS THE EXECUTION HEREOF this 29th day of February, 2024.

Henry M. Pewitt

Anna H. Pewitt

State of Tennessee)
County of Davidson)

On this 29th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Henry M. Pewitt and Anna H. Pewitt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 300,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of February, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN