This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $536,000.00

Affiant

Subscribed and sworn before me this the 29th day of July, 2025.

Notary Public
My commission expires

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1303507
07/30/2025 09 39 00 AM
Fees $13 00 Taxes $1,983 20

Davidson County
DEEDWARR
2 pgs

20250730-0060077

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information:
Ian E Vincent 2812 Haversham Ct. Antioch, TN 37013	New Owner	173-09-0B 120 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JARED HEWITT AND JANNINE HEWITT, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **IAN E. VINCENT AND LAURA G. VINCENT, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows.

Land in Davidson County, Tennessee, Being Lot No 274 on the Plan of Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument No 20060113-0005373, 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 Jannine Hewitt and Jared Hewitt, wife and husband, by Warranty Deed from Capitol Homes, Inc , a Tennessee corporation, dated 06/30/2006 and recorded 07/03/2006 in Instrument No. 20060703-0079588, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2812 Haversham Ct., Antioch, TN 37013

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 29th day of July, 2025

Jared Hewitt

Jannine Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jared Hewitt and Jannine Hewitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 29th day of July, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY