WARRANTY DEED

Karen Johnson Davidson County
Batch # 1405911 DEEDWARR
04/15/2026 01:55:43 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20260415-0030919

DM-PL-26-1404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Michael Besada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Besada	Same as New Owner	
(NAME)	(NAME)	
3023 Waywood Dr		061-16-0-044.00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KACI LEIGH HEWITT, HEIR AT LAW OF THE ESTATE OF LEE ANN HEWITT, DECEASED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BESADA, A MARRIED MANAS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Part of Lot No. 32, on the Map of Riverwood Subdivision, as shown by plat of record in Book 547, Page 62, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Part of Lot is more particularly described as follows:

Beginning at a point on the Southwesterly margin of Riverwood Drive at the Northeast corner of part of Lot No. 32 conveyed to Theodore Simpkins and wife, by deed from L. R. Kinsey and wife, of record in Book 1511, Page 467, Register's Office for said County; thence along Simpkins' Southwesterly line 212.5 feet to a point in the rear line of Lot No. 32, which is 60 feet Southeast of the Southwest corner of said lot; thence along the rear line of said lot, Southeasterly 150 feet; thence Northeasterly 175 feet to the Southwest margin of Riverwood Drive; thence along said Drive, in a Northwesterly direction 90 feet to the beginning.

Being the same property conveyed to A. Richard Hewitt, Jr. and wife, Daphene Lavender Hewitt, by Warranty Deed from John E. Wright and wife, Jean Bartley Wright, of record in Book 3575, Page 397, Register's Office for Davidson County, Tennessee, dated July 1, 1963, and recorded on July 2, 1963.

Said Daphene Lavender Hewitt having since died on or about April 6, 2010. Title to the subject property vested in A. Richard Hewitt, Jr., as surviving tenant by the entirety.

Said A. Richard Hewitt, Jr. died on or about August 23, 2017. Title vested in Glen Daniel Hewitt and Lee Ann Hewitt as devisees under his duly proven Last Will and Testament, pursuant to a Muniment of Title Order in the Probate Court for Davidson County, Tennessee, Docket No. 17P1669, recorded in Instrument Number 20171013-0105243. See also the Affidavit of Heirship of record in Instrument No. 20171113-0116217.

Being the same property conveyed to Lee Ann Hewitt by Quitclaim Deed from Glen Daniel Hewitt, of record in Instrument No. 20171113-0116404, Register's Office for Davidson County, Tennessee, dated October 30, 2017, and recorded on November 13, 2017.

Said Lee Ann Hewitt having since died intestate on September 18, 2025. Her interest in the subject property vested at death in Kaci Leigh Hewitt, her heir at law, as evidenced by affidavits of heirship of record in 20260415-0030917 and 20260415-0030918, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4058, Page 795, in the Register's Office for Davidson County, Tennessee.
- Subject to Right of Way of Riverwood Drive.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Acreage content of the subject property is not hereby insured.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 Riverwood Drive, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14 DAY OF APRIL, 2026.

Kaci Leigh Hewitt by Glenn Daniel Hewitt as attorney in fact

Kaci Leigh Hewitt by Glenn Daniel Hewitt as Attorney-in-Fact

POA of record in Inst. No. 20260414-0030500, RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DANIEL HEWITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KACI LEIGH HEWITT, and who acknowledged he/she/they executed the same as the free act and deed of the said KACI LEIGH HEWITT.

Witness my hand and official seal, this the 14 of April, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212