ADDRESS NEW OWNER: Katelynn Muller
2250 Stewarts Ferry Pike
Hermitage, TN 37076

SEND TAX BILL TO: Pinnacle Bank, a Tennessee bank
21 Platform Way S., STE. 2300
Nashville, TN 37203

MAP-PARCEL NOS. P/O 110-00-0-102.00

Karen Johnson Davidson County
Batch# 1418451 DEEDWARR
05/08/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20260508-0041873

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dewey Hewitt and Calley Hewitt, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Katelynn Muller, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Final Plat Hewitt Subdivision of record in Instrument No. 20260211-0010383, Register's Office for Davidson County, Tennessee, to which Plan is hereby referenced for a more accurate description thereof.

Being a part of the same property conveyed to Dewey Hewitt and Calley Hewitt, husband and wife, from Johnny Maurice Griffin and wife, Charlene A. Griffin, by Warranty Deed recorded on August 30, 2022, in Instrument No. 20220830-0097860, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 2250 Stewarts Ferry Pike, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Plan of Hewitt Subdivision of record in Instrument No. 20260211-0010383, Register's Office for Davidson, Tennessee.(3) All matters as shown on the survey prepared by Paul B. Crockett, TN RLS No. 1394, dated March 13, 2017.(4) The Planning Commission NKA Department of Transportation references said property on the Final Plat of Willard Adams Property record in Instrument No. 20170804-0079660, Register's Office for Davidson County, Tennessee, which sits adjacent to said property.(5) Restrictive Covenants of record in Instrument No. 20170914-0094166, said Register's Office.(6) Judgement on Declaration of Taking of record in Book 3990, page 597, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of May 2026.

Dewey Hewitt

Calley Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dewey Hewitt and Calley Hewitt, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 8th day of May 2026.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn before me this 8th day of May 2026.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2026

File No. 2604-040

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 May 8, 2026 (date of document).

Signature of above

05/08/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030

202605080041873