PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 10/25/16 14:46 3 pgs
Fees:18.00 Taxes:484.70
20161025-0112795

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Sherry Tsao n/k/a Sherry Metzler and Robert Metzler, wife and husband, have this day bargained and sold and does hereby transfer and convey unto Stacey Lutzyk, an unmarried woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of Life & Casualty Insurance Company's Subdivision No. 3, as shown on plat record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sherry Tsao by Warranty Deed from Lisa K.A. Creasy and David C. Allen DBA Culkay Investments, dated 07/30/08 and recorded 08/05/08, of record in Instrument No. 20080805-008528, Register's Office for Davidson County, Tennessee. Sherry Tsao having since married and is now known as Sherry Metzler.

This is improved property known as 114 Becker Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Stacey Lutzyk, an unmarried woman her heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 21st day of October, 2016.

Sherry Tsao n/k/a Sherry Metzler
Sherry Tsao n/k/a Sherry Metzler

Robert Metzler

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Sherry Tsao n/k/a Sherry Metzler and Robert Metzler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of October, 2016.

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Liz Davis
Affiant

Subscribed and sworn to before me this 21st day of October, 2016.

My Commission Expires: 3/19/19

NOTARY PUBLIC

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Map & Parcel No.: 053-11-0-068.00

Name and address of new owner:
Send tax bills to:
Stacey Lutzyk
114 Becker Avenue
Old Hickory, TN 37138

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY