Karen Johnson Davidson County
Batch# 504992 DEEDWARR
10/30/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20201030-0126584

WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 4/14/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Safari S. Atonde Byamungu S. Lusambo	New Owner	
(NAME)	(NAME)	
2633 Edge O Lake Drive		14904010400
(ADDRESS)	(ADDRESS)	
Nasvhville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carl Robert Metelka, Executor for The Estate of Alice Mae Metelka,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Safari S. Atonde and Byamungu S. Lusambo,** as joint tenants with right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 508 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 508 fronts 80.0 feet on the southwesterly side of Edge-O-Lake Drive and extends back between parallel lines 150.00 feet to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to Robert C. Metelka and wife, Alice M. Metelka by deed from Thurman and Stevens Construction Co., Inc. , a Tennessee Corporation, of record in Book 4011, Page 423. Robert C. Metelka having predeceased Alice M. Metelka. Alice M. Metelka a/k/a Alice Mae Metelka having since died and the Estate of Alice Mae Metelka, deceased, of record in Probate File 20P1257, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2633 Edge O Lake Drive, Nasvhville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 2-9101-SM

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 23rd day of October, 2020.

The Estate of Alice Mae Metelka

C. Robert Metelka, Executor

by Carl Robert Metelka, Executor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Carl Robert Metelka with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of The Estate of Alice Mae Metelka and that he as such Executor executed the foregoing instrument for purposes therein contained, by signing for the Estate by himself as Executor.

WITNESS my hand and seal this 23rd day of October, 2020.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 15157

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM