Karen Johnson Davidson County
Batch# 540306 DEEDWARR
12/22/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20201222-0152449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/13/2024
(AFFIX SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Debi Belba-Smith	Pinnacle Bank	Parcel ID: 097 02 0A 434.00
(NAME)	(NAME)	
2141 River Overlook Drive	P.O. Box 702726	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE **Keith Eric Metcalf, and Sally Metcalfe as Heirs at Law of the Estate of Keith E. Metcalfe, II**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Debi Belba-Smith**, 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. 434 on the Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith E. Metcalfe II, an unmarried man, by Warranty Deed from Beazer Homes Corp. a Tennessee Corporation, of record in Instrument No. 20141027-0098953, in the Register's Office of Davidson County, Tennessee, dated October 23, 2014, and recorded on October 27, 2014.

***The said Keith Eric Metcalfe II having died on May 28, 2020, leaving Keith Eric Metcalfe and Sally Metcalfe as his sole devisees, his estate was probated in Case No. 20P909, Seventh Circuit Court for Davidson County, Tennessee. Also see Affidavit of Heirship recorded simultaneously herewith.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2141 River Overlook Drive, Hermitage, TN 37076

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 our hands this 17th day of December, 2020

Keith Eric Metcalfe, Heir at Law of the estate of Keith Eric Metcalfe II

BY: _____
Keith Eric Metcalfe

Sally Metcalfe, Heir at Law of the estate of Keith Eric Metcalfe II

By: Sally Metcalfe
Sally Metcalfe

STATE OF OHIO

COUNTY OF Lorain

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Keith Eric Metcalfe, devisee of the Estate of Keith E. Metcalfe, II, and Sally Metcalfe, devisee of the estate of Keith ERic Metcalfe II the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2020.

_____
Notary Public

My Commission Expires: MARY ELLEN WILSON
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires Mar. 24, 2025

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY