This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9948-SM

Karen Johnson Davidson County
Batch# 609686 DEEDWARR
04/07/2021 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20210407-0046268

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2020.

Notary Public
My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Greer Miller 810 Bellevue Road #220 Nashville, TN 37221	Caliber Home Loans, Inc. 1525 South Belt Line Road Coppell, TX 75019	142-06-0B-220.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Miles Alec Metko, as Heir-at-Law and Executor, and Alexis Hedrick, as Heir-at-Law of the Estate of Kay Lois Metko**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Greer Miller**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being a certain condominium unit described as Building 34, Unit 220, on the Plan of Peppertree, Creekside Meadows Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 4675, Pages 128-130, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kay L. Metko, by Warranty Deed from Matthew L. Hawkins, unmarried, of record in Instrument No. 20120709-0059972, Register's Office for Davidson County, Tennessee, dated July 2, 2012 and recorded on July 9, 2012.

Kay L. Metko having since died July 5, 2020, with intestate probate in the Davidson County Probate Court, Case No. 20P1246, leaving her heirs at law as follows, as evidenced by affidavits of heirship recorded in Instrument Nos. 20210105-0001209 and 20210105-0001210 Register's Office for Davidson County Tennessee: Miles Alec Metko and Alexis Hedrick.

This is ☒ improved or ☐ unimproved property located at: **810 Bellevue Road, 220, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of December, 2020.

GRANTOR:

Estate of Kay Lois Metko

By: _____
Miles Alec Metko, as Executor and Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Miles Alec Metko, Heir-at-Law and Executor of the Estate of Kay Lois Metko, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of December, 2020.



Notary Public
My Commission expires: 9-26-22

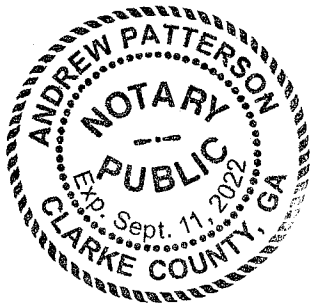
By: _____
Alexis Hedrick, Heir-at-Law

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alexis Hedrick, Heir-at-Law of the Estate of Kay Lois Metko, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10TH day of December, 2020.

_____
Notary Public
My Commission expires: 09-11-2020



Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024