THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $546,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 20

Karen Johnson Davidson County
Batch# 626883 DEEDWARR
04/30/2021 11:21:16 AM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20210430-0058217

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Metzmeier 2225 Carter Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-03-0E-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek L. DelPorto and Olivia C. Freeman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Metzmeier, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Homes at 2223 Carter Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2223 Carter Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140313-0021195, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DEREK L. DELPORTO and OLIVIA C. FREEMAN, HUSBAND AND WIFE, by deed from PRISSIKE PROPERTY DEVELOPMENT, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES 14-01, of record in Instrument No. 20150406-0029881, dated March 31, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 083-03-0E-002.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 9, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140313-0021195, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4116, page 584, said Register's Office.

This is improved property located at 2225 Carter Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of April, 2021.

Derek L. DelPorto by Ryan Dieck, his Attorney-in-Fact Attorney in Fact

Olivia C. Freeman by Ryan Dieck, her Attorney-in-Fact Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek L. DelPorto and Olivia C. Freeman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2021.

J Anderson
Notary Public



My Commission Expires: _____