Karen Johnson Davidson County
Batch# 640282 DEEDWARR
05/19/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210519-0068166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
LAND TITLE SOUTH, INC. 3326 ASPEN GROVE DRIVE SUITE 400, FRANKLIN, TN 37067

File No.: 21-CD-297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KE Holdings LLC dba Ascent Construction, a Mississippi limited liability company	NEW OWNER	13115002700
(NAME) P.O. Box 2701	(NAME) P.O. BOX 2701	
(ADDRESS) Oxford, MI 38655	(ADDRESS) OXFORD, MI 38655	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD A. METZGER AND WIFE, COLLEEN MCCORMICK METZGER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KE HOLDINGS LLC DBA ASCENT CONSTRUCTION, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Harpeth Acres, Section I, as shown on plat of record in Book 1424, page 140, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Donald A. Metzger and wife, Colleen McCormick Metzger, by Warranty Deed, from Don B. Smithson and wife, Susan E. Smithson, dated October 27, 2009, recorded

October 28, 2009, of record in Instrument No. 20091028-0099316, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4809 Granny White Pike, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 14 day of May, 2021.

Donald A. Metzger

Donald A. Metzger

5/14/21

Colleen McCormick Metzger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14, day of May, 2021, before me personally appeared Donald A. Metzger and wife, Colleen McCormick Metzger to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of May, 2021.

Commission Expires: _____

DEBORAH J. BLACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-16-2025

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024