Karen Johnson Davidson County
Batch# 705583 DEEDWARR
08/26/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210826-0115608

Warranty Deed

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ Yavapai

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Kimberly I. Metcalf by Anna M. Metcalf, Attorney In Fact Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2021.

Notary Public

My commission expires: 06/01/2025

JOANNE BEVERLY
Notary Public, State of Arizona
Yavapai County
Commission # 603975
My Commission Expires
June 01, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eastside Residential Properties, LLC	New Owner(s)	072-02-0-183.00
705 Belle Meade Boulevard		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY I. METCALF, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EASTSIDE RESIDENTIAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 108 on the Plan of E.B. Craig's Subdivision of The Crownover Property of record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly I. Metcalf, an unmarried woman by Warranty deed from Anthony Hirsch and Lana Hirsch, husband and wife of record in Instrument No. 20170119-0006179 Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on January 19, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3706 Hilltop Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2021.

Kimberly I Metcalf by Aycia Metcalf, Attorney In fact
Kimberly I. Metcalf by Aycia Metcalf, Attorney-In-Fact

STATE OF Arizona
COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aycia Metcalf, as attorney in fact for Kimberly I. Metcalf, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2021.

Notary Public

My Commission Expires: 06/01/2025

JOANNE BEVERLY
Notary Public, State of Arizona
Yavapai County
Commission # 603975
My Commission Expires
June 01, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/26/2021 (date ~~of document~~).

Affiant Signature

08/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025