Name and Address of New Owner:
Scott Metko
4900 Whittier Dr.
Old Hickory TN 37138
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 745346 DEEDWARR
10/27/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211027-0144604

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 065-09-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lanny Mooneyham**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer, and convey unto **Scott Metko,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County. Tennessee. being Lot No. 110 on the Plan of Section Three, Sherwood Forest of record in Plat Book 4460, Page 81 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 110 fronts 72 feet on the Northerly margin of Whittier Drive and extends back 190.3 feet on the Easterly line and 190 feet on the Westerly line to a line in the rear measuring 92.8 feet thereon.

Being the same property conveyed to Lanny Mooneyham by Warranty Deed from Brandon Hamilton and Natalie Hamilton, husband and wife dated July 1st 2020 and recorded July 2nd 2020 record in Instrument No. 20200702-0071889, said Register's Office, Davidson County, Tennessee

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4900 Whittier Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2021.

_____(SEAL)
Lanny Mooneyham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me personally appeared Lanny Mooneyham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2021.

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of October, 2021.

_____
Notary Signature
My commission expires: 05/09/2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/22/21 (date of document).

Connie Taylor
Affiant Signature

10/26/21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

