Karen Johnson Davidson County
Batch# 764983 DEEDWARR
12/02/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20211202-0159491

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-3754-2021

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Patricia Greer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of Nov, 2021

Eliza Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Fetzer and Beth Fetzer 1336 McAlpine Ave. Nashville TN 37216	Same address as new owner Newbank SSB 2515 McKinney Ave, Suite 1700 Dallas, Tx 75201	061-16-0-212

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($649,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHELLE SMALLING**, married woman,* hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH L FETZER AND JEREMY A FETZER**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, State of Tennessee, being the Westerly 60 feet of the Northerly 200 feet of Lot No. 58 on the Map of Kennedy and Graves Subdivision of Blocks "C" and "D", Monte Vista, as record in Book 843, page 14, Register's Office for said County.

Said part of said Lot No. 58 fronts 60 feet on the Southerly side of Alpine Avenue, formerly McAlpine Avenue, and runs back between parallel lines, as measured from the center of said Street, 200 feet to a dead line.

Being the same property conveyed to Michelle Smalling, a Married Woman from DBG Partners, LLC, by Warranty Deed dated 10/02/2020 and recorded 10/05/2020 in Instrument No. 20201005-0114951, Register's Office of said County.

Being the same property conveyed to DBG Partners LLC from Music City Holdings, LLC, by Warranty Deed dated 04/14/2020 and recorded 04/20/2020 in Instrument No. 20200420-0041188, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC from Carl F. Cotten, Jr. by Warranty Deed dated 04/14/2020 and recorded 04/16/2020 in Instrument No. 20200416-0040033, Register's Office of said County.

* NOT MARITAL RESIDENCE

Being the same property conveyed to Carl F. Cotten Jr., from Shirley J. Cotton (widow) by Quitclaim Deed dated 12/10/2018 and recorded 12/18/2018 in Instrument No. 20181218-0122699, Register's Office of said County.

Being the same property conveyed to Carl F. Cotton and wife, Shirley Jean Cotton from Jewell L. Benderman, now Jakes, and husband, Robert Jakes, by Warranty Deed dated 05/15/1964 and recorded 06/03/1964, Register's Office of said County. The said Carl F. Cotten having since died.

The address of the herein described property is believed to be 1336 McApline Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of November, 2021

GRANTOR(S)

Michelle Smalling

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Michelle Smalling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of November, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25

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 11/29/2021 (date of document).

Affiant Signature

11/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of November, 2021.

Eliza Whitfield
Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025