Karen Johnson Davidson County
Batch# 969318 DEEDWARR
02/09/2023 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230209-0009678

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20179-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

X _____
Affiant

Subscribed and sworn to before me, this the 9th day of February, 2023.

_____
Notary Public
My Commission Expires: 3.3.26

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Metzler 3308 Quail Run Court Nashville, TN 37214	New Owner	108-12-0-209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patrick John Folkerts and Marlene Aracely Folkerts, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lauren Metzler, unmarried** hereinafter called the Grantee(s), her 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. 44 on the Plan of Section 3, Trailwood of record in Plat Book 6900, Page 67, 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 Patrick John Folkerts and Marlene Aracely Folkerts, husband and wife, by deed from Matthew Shearron and Alissa Burbank, husband and wife, of record in Instrument No. 20201223-0152849, Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

This is improved property located at: **3308 Quail Run Court, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 8th day of February, 2023.

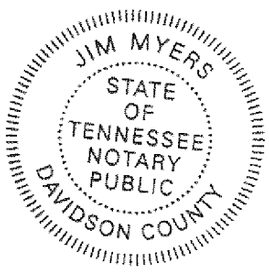
GRANTOR:

Patrick John Folkerts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick John Folkerts the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of February, 2023.



Notary Public
My Commission expires: 1-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2023.

GRANTOR:

Marlene Aracely Folkerts

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marlene Aracely Folkerts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2023.

Notary Public
My Commission expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

202302090009678

Certification of Recorded Documents

I, Karen Suggs, 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 February 9, 2023.

Karen Suggs
(AFFIANT) – Karen Suggs

02/09/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of February, 2023.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY