(1)

WARRANTY DEED

Karen Johnson
Batch # 1122134
04/12/2024 09:02:12 AM
Fees: $13.00 Taxes: $2,404.63

Davidson County
DEEDWARR
2 pgs

20240412-0026055

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madeline Margaret Fox	Lincoln Home Loans, LLC	043-15-0-097.00
(NAME)	(NAME)	
2085 Clara Mathis Rd.	40 Burton Hills Boulevard, Suite 200	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Mettle Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeline Margaret Fox and William Bailey Hatchell, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of Rock Hill Subdivision of Block A of the property of Mrs. Emma W. Dismukes in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ewell Anderson, Surveyor, August 1945.

Said Lot No. 4 fronts 50 feet on the easterly side of Farris Avenue and runs back between parallel lines, 200 feet to a dead line.

Being a portion of the property conveyed to The Mettle Group LLC, by Warranty Deed from India Johnson, Kenneth Johnson Jr., LaWanda Johnson and Dora Carney, dated May 28, 2021, of record in Instrument No. 20210617-0081691, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 109 Farris Ave., Madison, TN 37115
(House Number) (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 subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters according to a survey made by Ewell Anderson, Surveyor, August 1945 and right of way of Farris Avenue.

Witness my/our hands this 9th day of April, 2024.

THE METTLE GROUP, LLC

Auvergne d'Antignac
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Auvergne d'Antignac, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of The Mettle Group, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 9th day of April, 2024.

Notary Public
My Commission Expires: _____

File No.: 38237

