Karen Johnson Davidson County
Batch# 1134434 DEEDWARR
05/14/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240514-0035321

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Metzger Monica Torres	New Owner	
(NAME) 1380 Yellow Pine Court	(NAME)	NEW M&P 081-15-0M-002.00-CO
(ADDRESS) Winter Springs, FL 32708	(ADDRESS)	
(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, **Robert Edward Hudson, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric William Metzger and Monica Katharine Torres Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, 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 Unit 1525B, on the Plan of Homes at 1525 21st Avenue N, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument No. 20230105-0001092, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Hudson and wife, Tamika Hudson by Warranty Deed from Christopher May and Winona Dennis McGowan and Margaret Bozung Mays and Deanna Marie Mays and Rachel Danielle Mays and Jennifer Andrea McQuarrie and Joshua James Mays and Joy J. Dennis and Elaine Moore, by and through their attorney in fact as recorded in Instrument No. 20220907-0100480 of record in Instrument No. 20220907-0100481 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 07, 2022 and also see Affidavit of Heirship recorded on June 02, 2022 in Instrument No. 20220602-0063806.

Being a portion of the same property conveyed to WH 14 16, LLC by Quitclaim Deed from Robert Hudson and Tamika Hudson of record in Instrument No. 20230221-0011878 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 21, 2023.

Being a portion of the same property conveyed to Robert Edward Hudson by Quitclaim Deed from WH 14 16, LLC, a Tennessee limited liability company of record in Instrument No. 20230428-0031644 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 28, 2023.

Grantor warrants that the above described property is not his primary or marital residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1527 21st Ave N Nashville, TN 37208
(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.

Witness my hand this 13 day of May, 2024.

Robert Edward Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Edward Hudson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of May, 2024.

Notary Public
My Commission Expires: 1-6-25



True Copy Certification

I, **Tammy Carney,** 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 this the 13 day of May, 2024.

Affiant Signature
Date 5/13/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

