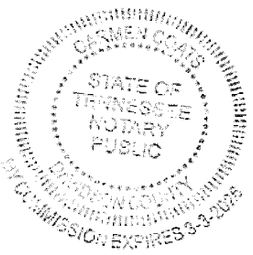
Karen Johnson Davidson County
Batch# 1216558 DEEDWARR
12/16/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20241216-0097358

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy James Metke and Natalie Marie Metke	New Owner(s)	074-16-0A-041.00-CO
6010 Parkhaven Boulevard		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID BALLAIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY JAMES METKE AND NATALIE MARIE METKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 41 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company by Special Warranty Deed from Linda Binns Dsspayne, an individual ("LBD") as to a one-third (1/3) undivided interest, Tom Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014 ("TDB") as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual ("MKB") as to a one-third (1/3) undivided interest (LBD, TDB, and MKB) of record in Instrument Number 20170802-0078781, Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

See also Scrivener's Affidavit of record in Instrument Number 20210203-0015209, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company by Quitclaim Deed from Binns Farm Land Company, LLC, a Tennessee limited liability company of record in Instrument No. 20210203-0015258, Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 03, 2021.

Being the same property conveyed to David Ballain and Sueann Ballain, Husband and Wife by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230301-0014468 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 01, 2023.

The said Sueann Ballain became deceased on January 30, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6010 Parkhaven Boulevard, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2024.

David Ballain

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Ballain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2024.

Notary Public

My Commission Expires: 3/12/25

GENERAL NOTARY - State of Nebraska
DARREN TEMOSHEK
My Comm. Exp. March 12, 2025

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 December 9. 2024.

Affiant Signature

16th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412160097358