Karen Johnson Davidson County
Batch# 1249249 DEEDWARR
03/21/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,390.83
20250321-0021492

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $375,900.00

Affiant

Subscribed and sworn to before me, this 17 day of March, 2025.

Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Andrew J Metkler 2001 Village Park Circle, Nashville, TN 37138	Tennessee Trust Mortgage, Inc. 1665 Hicks Edgen Rd., Pleasant View, TN 37146	Tax Parcel ID No. 044-15-0C-036-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREA JENKINS WILCOXEN, A SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDREW J METKLER, A SINGLE MAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 36 on the Final Plat Village Green-Phase 1, of record in Instrument No. 20170118-005633, Surveyor's Certificate of Correction in Instrument No. 20170217-0016822 and 20170221-0017509, Register' Office for said County, to which plan reference is hereby made for a more complete and accurate description.**
>
> **Being the same property conveyed to Andrea Jenkins Wilcoxen, a Single Woman by Deed dated December 19, 2019 from Village Green of Old Hickory, LLC, recorded December 20, 2019, in Instrument Number 201912200131600, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **2001 Village Park Circle, Nashville, TN 37138**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of March, 2025.

ANDREA JENKINS WILCOXEN

STATE OF Florida)
COUNTY OF St. Johns)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREA JENKINS WILCOXEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of March, 2025.

MARKEHL WEST
Notary Public - State of Florida
Commission # HH 479547
My Comm. Expires Jan 10, 2028
Bonded through National Notary Assn.

Notary Public Markehl West
My Commission Expires: 1/10/2028

D Richard Davoline

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/17/2025 (date of document).

Emma Howard
Affiant Signature

3/17/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL