NEW OWNER:
EDWARD G. MILLER
204 BAY OVERLOOK COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
OLD NATIONAL BANK
ONE MAIN STREET
EVANSVILLE, IN 47708

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0258

Map & Parcel No.: 097160A10500

Space for Recorder's stamp

Karen Johnson
Batch # 1272509
05/13/2025 03 04 47 PM
Fees $18 00 Taxes $2,182 96

Davidson County
DEEDWARR
3 pgs

20250513-0037719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Eighty-Nine Thousand Nine Hundred Ninety and 00/100 Dollars ($589,990.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIM J. METKE and wife, NATALIE M. METKE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **EDWARD G. MILLER and SHARON L. MILLER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in the DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 105 on the plan of The Peninsula, Phase Three, Section One, as shown on the plat of the same of record in Plat Book 9700, Page 724, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to TIM J. METKE and wife, NATALIE M. METKE by Warranty Deed from Frank Batson Homes, Inc., dated September 8, 1999, and of record in Book 11660, Page 381, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **204 BAY OVERLOOK COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 724, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of May, 2025.

TIM J. METKE

NATALIE M. METKE

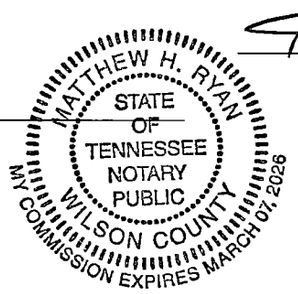
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIM J. METKE and NATALIE M. METKE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2025.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$589,990.00**

AFFIANT

Sworn to and subscribed to before me this 9th day of May, 2025

NOTARY PUBLIC

My commission expires 5/8/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-25-204