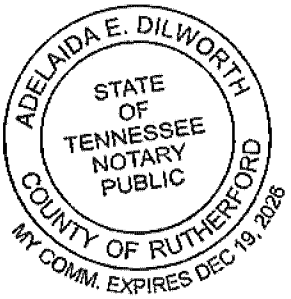
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288327 DEEDWARR
06/23/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250623-0048748



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Jacobs and Leah Southan	**Same as Owner**	156-05-0-001.00
(NAME) 975 Beech Bend Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **The Loren Metrick and Mark Metrick 2021 Declaration of Trust, dated September 20, 2021**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Jacobs and Leah Southan**, **husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 771, on the Plan of Harpeth Woods, Section Four, of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Metrick and Loren Metrick, husband and wife by Warranty Deed from Callie Waynick Oakman, now known as Callie Waynick Oakman, married, dated 03/28/2011, of record in Instrument No. 20110711-0052783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loren Metrick and Mark Metrick, as Co-Trustees of The Loren Metrick and Mark Metrick 2021 Declaration of Trust, dated September 20, 2021 by Quitclaim Deed from Mark Metrick, married and Loren Metrick, married, dated 12/14/2021, of record in Instrument No. 20211221-0168365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 975 Beech Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2629853
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of June, 2025.

The Loren Metrick and Mark Metrick 2021 Declaration of Trust, dated September 20, 2021

By: Loren Metrick Trustee
Loren Metrick, Trustee

By: Mark Metrick trustee
Mark Metrick, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Loren Metrick and Mark Metrick, Trustees** of the **The Loren Metrick and Mark Metrick 2021 Declaration Trust dated September 20, 2021** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon **their** oath acknowledged **themselves** to be the within named bargainor and that **they** executed the foregoing instrument of **their** own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 4th day of June, 2025.

Theresa L. Smith
Notary Public:

My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 6/4/25 (date of document).

Danielle Crane
Affiant Signature

6/20/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202506230048748