Karen Johnson
Batch # 1288448
06/23/2025 11 06 17 AM
Fees $13 00 Taxes $2,401 30

Davidson County
DEEDWARR
2 pgs

20250623-0048952

WARRANTY DEED

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2025

Notary Public

MY COMMISSION EXPIRES 1.24.29

(AFFIX SEAL)

#17640

Return to

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Anthony Hatchell The Mettle Group, LLC	New Owner	16400021700 16400009600
(NAME)	(NAME)	
111 Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joshua LaBarge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony Hatchell and The Mettle Group, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Tract 1: 3766 Pin Hook Road Antioch TN 37013/Parcel 16400009600

Land in the 2nd, formally the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made April 10, 1956, by George W Watkins, Surveyor, as follows

Beginning at a stake, hickory pointer in the center of the Old Pin Hook Road, the Southwest corner of the Seat Lands, thence North 4 degrees 30 minutes East 630 feet to an iron pin; thence North 89 degrees 45 minutes East 210 feet to an iron pin; thence South 4 degrees 30 minutes West 605 feet, more or less to the center of said road, thence South 77 degrees 35 minutes West 84 feet; thence South 86 degrees 35 minutes West 126 feet to the point of beginning.

Being the same property conveyed to Joshua LaBarge, by deed of record in Instrument NO 20141226-0117963, Register's Office for Davidson County, Tennessee

Tract 2. 0 pin Hook Road Antioch TN 37013/Parcel 16400021700

A Tract of land in the 2nd formerly 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W Watkins, Surveyor, as follows.

Beginning at a point on the center line of Old Pin Hook Road, the common corner of the lands of Pryor, Pope and Foster, said point being 143 feet North of Railroad spike in the center of New Pin Hook Road,, thence north 67 feet to a point in the dividing line between the lands of Pryor and Foster; thence west 210 feet to a point, thence south 100 feet, more or less, to the center line of Old Pin Hook Road

Being the same property conveyed to Joshua LaBarge, by deed of record in Instrument No 20190415-0034318, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3766 Pin Hook Road, Antioch, TN 37013
0 Pin Hook Road, Antioch, TN 37013

(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/our hands this 9th day of June, 2025

Joshua LaBarge

State of Tennessee
County of Davidson

Personally appeared before me Joshua LaBarge, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 9th day of June, 2025

Notary Public
My Commission Expires: 1-24-29

File No. 17640

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029