WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11e DAY OF ~~September~~, 2025.

Notary Public
COMMISSION EXPIRES: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1324223 DEEDWARR
09/19/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20250919-0074935

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emerald Randolph	Old National Bank	097-08-0A-098-00 CO
(NAME)	(NAME)	
264 Lake Chateau Drive	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Michelle Lynn Trombley, an unmarried woman, Chanel Metzler, an unmarried woman, and Patrick Metzler, an unmarried man as tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emerald Randolph, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit S-2 on the Plan of Lake Chateau of record in Plat Book 6250, Page 607 through 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 and 275, Book 11012, page 495, Book 4756, page 743, Book 5819, page 432 and in Instrument No. 20050815-0096130, said Register's Office.

Being the same property conveyed to Michelle Lynn Trombley, an unmarried woman and Chanel Metzler, unmarried and Patrick Metzler, unmarried, as tenants in common with expressed rights of survivorship, by Quitclaim Deed from Michelle Lynn Trombley, an unmarried woman of record in instrument No. 20201222-0151944, dated December 18, 2020, recorded December 22, 2020, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Michelle Lynn Trombley, an unmarried woman, by Warranty deed from Andrew Tyler Buell, a single man, of record in instrument No. 20201222-0151942, dated December 18, 2020, recorded December 22, 2020, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 264 Lake Chateau Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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. successors 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, successors 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 our hands this 16th day of September, 2025.

Michelle Lynn Trombley

Chanel Metzler

Patrick Metzler by Michelle Lynn Trombley his attorney-in-fact

Patrick Metzler by Michelle Lynn Trombley
his attorney-in-fact pursuant to Power
of Attorney of record in Book 202509190074934
Register's Office for Wilson County, Tennessee.

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Michelle Lynn Trombley, Chanel Metzler, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of September, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Lynn Trombley with whom I am personally acquainted, and who, upon oath, acknowledge herself to be the Attorney-In-Fact for the within named Patrick Metzler and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and for the purposes therein contained.

WITNESS my hand and seal this 16 day of September, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

True Copy Certification

I, Yvette Meldrum, 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 September 10, 2025.

Signature
September 10, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 10, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON