BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1358571
12/16/2025 10:41:23 AM
Fees: $13.00 Taxes: $2,201.50

Davidson County
DEEDWARR
2 pgs

20251216-0099934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF [illegible], 2025

KELLY MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: [illegible]

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Metts and Elli Metts	LendSure Mortgage Corp.	
(NAME)	(NAME)	
5105 Leath Drive	12230 World Trade Drive, 250	161-07-0-045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Diego, CA 92128	
(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, **BECKY BARTON ST. JOHN AND KATHRYN BARTON MITCHELL AND NANCY BARTON KING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER METTS AND ELLI METTS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of McMurray Woods, Section One, as of record in Book 2900, Page 99, Register's Office of Davidson County, Tennessee. Said Lot No. 17 fronts 185 feet on the southwesterly side of Leath Drive and extends back between lines, 203.5 feet on the southwesterly line and 230 feet on the southeasterly line, to a broken line in the rear measuring 187.4 feet thereon.

Being the same property conveyed to Claude E. Barton and wife, Barbara J. Barton by Warranty Deed form Fred T. Gilliam and wife, Louise E. Gilliam, dated September 24, 1964 and recorded September 29, 1964 in Book 3816, Page 878, Register's Office of Davidson County, Tennessee. Claude E. Barton having become deceased on or about May 14, 2016, leaving Barbara J. Barton surviving sole owner. The said Barbara J. Barton is deceased, have died testate on December 24, 2024. Last Will and Testament recorded on January 31, 2025, Register's Office for Davidson County, Tennessee. Decedent's heirs at law are Becky Barton St. John, Kathryn Barton Mitchell, and Nancy Barton King.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5105 Leath Drive, Nashville, TN 37211
(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 hand this 12 day of December, 2025

BECKY BARTON ST. JOHN

KATHRYN BARTON MITCHELL

NANCY BARTON KING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Becky Barton St. John, Kathryn Barton Mitchell, and Nancy Barton King, the bargainor, 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 this 12 day of December, 2025.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1/22/29

Commission expires:

Notary Public

CH2025-1262