Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this 10th day of June, 2026.

Notary Public
My commission expires: 6.3.29

Karen Johnson Davidson County
Batch# 1434799 DEEDWARR
06/16/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260616-0054562

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Joseph DeFonce and Megan Schide 286 Garry Drive Nashville, TN 37211	286 Garry Drive Nashville, TN 37211	134-13-0-042

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Daria Metivier, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Megan Schide and Daniel DeFonce, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 108 on the Plan of Kenilworth Estates, Section One of record in Book 2900 Page 105 and 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daria Vander Maten, an unmarried woman, nka Daria Metivier by deed from Cindy D. Lockhart, unmarried of record in Instrument No. 20211112-0151084, Register's Office for Davidson County, Tennessee, and dated November 12, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Kenilworth Estates of record in Book 2900 Page 105 and 106 Register's Office for Davidson County, Tennessee.

3. Plan shows a 40 foot minimum building setback line from Garry Drive and 10 foot easement for public utility purposes along the rear line of said lot of record in Book 2900 Page 105 and 106 Register's Office for Davidson County, Tennessee.

This property is improved property known as 286 Garry Drive, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 10th day of June, 2026.

Daria Metivier

John Blake Metivier,
who joins in this conveyance for the sole purpose of conveying any martial interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of June, 2026, before me personally appeared Daria Metivier and John Blake Metivier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2026.

Notary Signature
My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 6.10.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 6.10.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

