This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6120

Karen Johnson Davidson County
Batch# 364088 DEEDWARR
02/27/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20200227-0021647

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $830,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2020

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Saras Sharma 934 11th Ave. N Nashville, TN 37208	New Owner	081-16-0-696.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Saras Sharma**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

S. unmarried

Land in Davidson County, Tennessee, being the South 32 feet of the North 34 feet of Lot No. 39 on the Plan of Plan of C.M. Holt's Addition of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 39 fronts 32 feet on the Easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines 138 feet, more or less, too an alley.

Being a portion of the same property conveyed to Metropolitan Construction, LLC, a Tennessee Limited Liability Company by Special Warranty deed from LaToya Landers of record in Instrument No. 20180927-0095877 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on September 27, 2018.

This is improved property located at: **934 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2020.

GRANTOR:

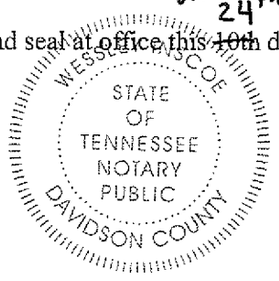
Metropolitan Construction, LLC, a Tennessee Limited Liability Company

By: _____
Soheil Rahimi, Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soheil Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Owner of Metropolitan Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

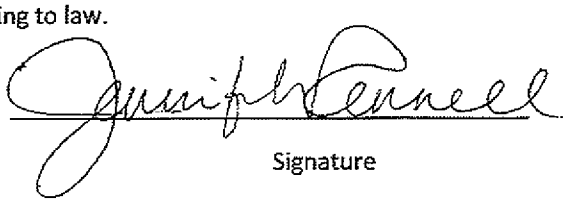
WITNESS my hand and seal at office this ~~10th~~ 24th day of February, 2020.



_____
Notary Public
My Commission expires: 10-2-24

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

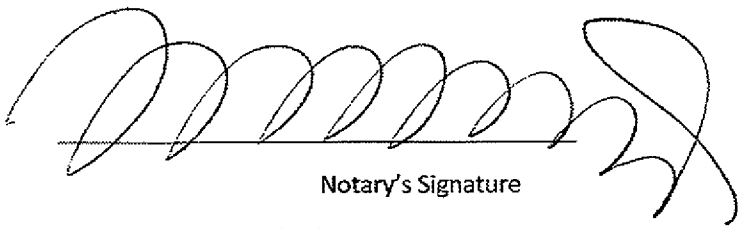


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

