This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-8624-SM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 472067 DEEDWARR
09/09/2020 10:30:08 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200909-0102551

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Pavkov and Penny Pavkov 187 Wheeler Avenue Nashville, TN 37211	NEW OWNER	133-07-0-219.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sage Construction LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Pavkov and Penny Pavkov, 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. 3 on the Plan of Farley Heights of record in Book 2083, Page 50, 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 Lot No. 3 fronts 75 feet on the southerly side of Wheeler Avenue and extends back 151.3 feet on the easterly line and 152.3 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Sage Construction, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200420-0041232, Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 20, 2020; and further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Kip R. Lemons and wife, Andrea Lemons, of record in Instrument No. 20200415-0039531, said Register's Office, dated April 10, 2020 and recorded on April 15, 2020; and further being the same property conveyed to Kip R. Lemons and wife, Andrea Lemons by Warranty Deed from Lebert Dewey Haney, Jr., widower, of record in Instrument No. 20061113-0140248, said Register's Office, dated November 6, 2006 and recorded on November 13, 2006.

This is ☒ improved or ☐ unimproved property located at: **187 Wheeler Avenue, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantees 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 4th day of September, 2020.

GRANTOR:

Sage Construction LLC, a Tennessee limited liability company

By: _____
James Macuik, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Macuik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Sage Construction, LLC, a Tennessee limited liability company, and that he is authorized by Sage Construction, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 4th day of September, 2020.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY