36289

WARRANTY DEED

Karen Johnson Davidson County
Batch# 651024 DEEDWARR
06/07/2021 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210607-0076273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 1, 2021

THIS INSTRUMENT WAS PREPARED BY
Mockingbird Title & Escrow Services, LLC, ,

File No.: 21-5-0047-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rikardo K. Angelov and Kristina L. Colmenares	Capstar Bank	084-01-0D-001.00-CO
(NAME)	(NAME)	
2613A Airpark Drive	2002 Richard Jones Road, Suite A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK METASAVAGE AND HUSBAND, CHRISTOPHER COWEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RIKARDO ANGELOV, UNMARRIED MAN, AND KRISTINA L. COLMENARES, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

Located in Davidson County, Tennessee, being Unit No. A, on the plan of 2613 Airpark Drive, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants,

Conditions and Restrictions of record in Instrument No. 20151216-0126641, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mark Metasavage and husband, Christopher Cowen, as tenants in common with right of survivorship, by Warranty Deed from Jason Strain and wife, Nicole Strain executed on May 23, 2019 of record on Instrument No. 20190524-0049345 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, setback lines, and all other matters on the plan of record. Any zoning easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

unimproved ☐
This is improved ☒ property, known as 2613A Airpark Drive, Nashville, TN 37206
(House No.) (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 our hands this 28TH day of MAY, 2021.

Mark Metasavage

Christopher Cowen by Mark Metasavage his attorney in fact.
Christopher Cowen By: Mark Metasavage, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28TH day of MAY, 2021, before me, the undersigned, personally appeared Mark Metasavage, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared MARK METASAVAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for CHRISTOPHER COWEN, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name CHRISTOPHER COWEN, the bargainor(s), by the said MARK METASAVAGE, as Attorney-in-Fact.

WITNESS my hand and seal, this 28TH day of MAY, 2021.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

