Karen Johnson Davidson County
Batch# 668998 DEEDWARR
07/01/2021 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210701-0088919

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210635459** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $650,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of June, 2021.<br><br>Notary Public<br>My Commission Expires: 3/6/24 |

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Conor Drake<br>801 West 5th St, Apt 1906<br>Austin, TX 78703 | Send Tax Bills To:<br>AmCap Mortgage, Ltd.<br>9999 Belaire Blvd<br>Suite 700<br>Houston, TX 77036 | Tax Information:<br>Tax Parcel ID No.<br>081 03 4A 017.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, to **Metronorth, LLC, a Delaware limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Conor Drake, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 17 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime With Private Elements, as recorded in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more accurate description.

Being the same property conveyed to Metronorth, LLC, a Delaware limited liability company, by Quitclaim Deed from Erin Cummings and Stephen Cummings, wife and husband, of record in Instrument No. 20190408-0031545, in the Register's Office of Davidson County, Tennessee, dated April 03, 2019 and recorded on April 08, 2019.

Being the same property conveyed to Erin Cummings and Stephen Cummings, wife and husband, by Warranty Deed from Domus Builders, LLC., a Tennessee limited liability company, of record in Instrument No. 20190312-0022574, in the Register's Office of Davidson County, Tennessee, dated March 07, 2019 and recorded on March 12, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170410-0035027, Scrivener's Affidavit in Instrument No. 20200326-0032892 and as being amended in Instrument No. 20180621-0060111, Instrument No. 20180723-0071653. Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20160404-0031746.

Sewer Easement, recorded in Book 3344, Page 624.

Easement for Ingress and Egress, recorded in Book 5380, Page 715.

Easement for Broadband Communications System, recorded in Instrument No. 20180730-0073901.
Easement recorded in Book 3344, Page 644 (Copy not available).

This is improved property located at 2106 9th Avenue North, #8 Nashville TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of June, 2021.

Metronorth, LLC.

By: _____
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Metronorth, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of June, 2021.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

**Certification of Recorded Documents**

I, Karen Suggs, 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 June 29, 2021.

(AFFIANT) – Karen Suggs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 29th day of June, 2021.

My commission expires: 5-2022

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY