398

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11801-RR

Karen Johnson Davidson County
Batch# 670807 DEEDWARR
07/02/2021 01:07:26 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210702-0090215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this ~~the 30th day of June,~~ July 1st 2021.

Notary Public
My Commission Expires: 1/0

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY JULY 9, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julie Elizabeth Stark 513 Croley Drive Nashville, TN 37209	Synovus Bank 800 Shades Creek Pkwy Birmingham, AL 35209	091-13-0-146.00

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 consideration, 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 **Julie E. Stark, unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 11, Block M on the Plan of Final Layout of Crolywood Subdivision, Section II of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Metropolitan Construction LLC, a Tennessee Limited Liability Company by Quitclaim deed from Metropolitan Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200805-0086508 Register's Office for Davidson County, Tennessee, dated August 04, 2020 and recorded on August 05, 2020.

This is improved property located at: **513 Croley Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 30th day of June, 2021.

GRANTOR:

Metropolitan Construction, LLC, a Tennessee Limited Liability Company

By: _____
Soheil Rahimi, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soheil Rahimi, Sole Member 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 Sole Member 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 30th day of June, 2021.

_____
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY