Karen Johnson Davidson County
Batch# 788599 DEEDWARR
01/12/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20220112-0004196

FOR OFFICIAL USE

HEATHER CORDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,150,000.00

Affiant

Notary
My Commission Expires: 10/16/2024
SUBSCRIBED AND SWORN TO BEFORE ME THIS November 23, 2021

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
105 Ussery Road, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Dottie Lee Properties LLC 1000 Main Street #201 NASHVILLE TN 37206	Same as owner	093 08 0 064.00

THIS WARRANTY DEED OF REALTY, executed as of the November 23, 2021, by , **Metropolitan Construction LLC, a Limited Liability Company**, (the "Grantor"), for consideration paid, grant to **Dottie Lee Properties LLC, a Tennessee Limited Liability Company**, (the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heris and assigns forever, in fee simple, certain real property situated at 1019 Davidson Street, MontgomeryTN, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Two, Shelby Heights of record in Plat Book 2854, Page 5, 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. 15 fronts 50.0 feet on the Northerly margin of Davidson Street and extends back 151.2 feet on the Westerly line and 150.7 feet on the Easterly line to a dead line in the rear, being the Southerly margin of Ozark Street, measuring 50.0 feet thereon.

Being the same property conveyed to Metropolitan Construction LLC by Deed dated June 11, 2020 from Blakely Scott, LLC, a Tennessee Limited Liability Company, recorded June 15, 2020, in Instrument Number 20200615-0060568, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

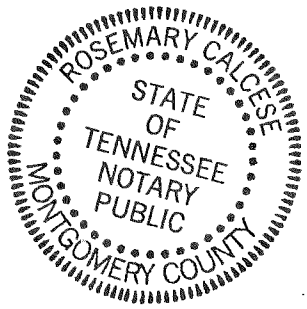
Metropolitan Construction LLC
By Soheil Rahimi

STATE OF Tennessee :
COUNTY OF Montgomery :

Before me, the undersidned Notary, in and for said county and state, personally appeared the within named Sohei Rahimi for Metropolitan Construction LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this November 23, 2021.

My Commission Expires: 12-21-24



Notary Public

TRUE COPY CERTIFICATION

I, Rosemary Calcese, 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 on 11/23/2021 (date of document).

R C 11/23/2021
Affiant Signature Date

State of TENNESSEE

County of MONTGOMERY

Personally appeared before me, HEATHER CORDER, a notary public for this country and state, ROSEMARY CALCESE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 23 day of November, 2021.

Notary's Signature

My Commission Expires: 10/16/2024

Notary Seal

HEATHER CORDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY