Karen Johnson Davidson County
Batch# 934895 DEEDWARR
10/27/2022 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20221027-0116495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donald J Cantral and Kimberley Cantral, 737 Malibu Circle Lake Havasu City, AZ 86403	CrossCountry Mortgage 6850 Miller Rd Brecksville, OH 44141	081-06-H-3.00

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, **Metro North 2120 Partners LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Donald J Cantral and Kimberley Cantral, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C on the plan 2007 23rd Avenue North Homes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20211029-0145653, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Domus Partners, LLC by Warranty Deed from Delta Capital Management, LLC, dated 09/08/2017, of record in Instrument 20170911-0093008, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Metro North 2120 Partners, LLC, Its Heirs and Assigns by Quitclaim Deed from Domus Partners, LLC, dated 10/03/2019, of record in Instrument 20191004-0101802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2011 23rd Avenue North, Nashville, TN 37208

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 my/our hand(s) this the 26th day of October, 2022.

Metro North 2120 Partners LLC

BY:_____
Kevin J. Belew
Member

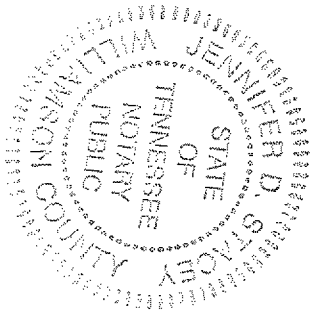
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin J. Belew with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Member of Metro North 2120 Partners LLC, the within named bargainor, a limited liability company, and that he or she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kevin J. Belew as such Member.

Witness my hand and official seal, this the 26th of October, 2022.

_____
Notary Public
My Commission Expires: 10/11/26

(SEAL)



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-26-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-26-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM