File 36509-8

BOX 14

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20256-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,995,000.00.

Affiant

Karen Johnson Davidson County
Batch# 984703 DEEDWARR
03/27/2023 09:46:19 AM 2 pgs
Fees: $13.00 Taxes: $14,781.50

20230327-0021993

Subscribed and sworn to before me, this the 24th day of March, 2023.

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: Nov. 2, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy McManus and Holly McManus 508 Davidson Road Nashville, TN 37205	New Owner	115 08 0 016.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common**, 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:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Plan of Brook Meade Section I, of record in Plat Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Metropolitan Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gerald Wayne Mansfield, unmarried, of record in Instrument No. 20200904-0101280, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 04, 2020.

This is improved property located at: **508 Davidson Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2023 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 24th day of March, 2023.

GRANTOR:

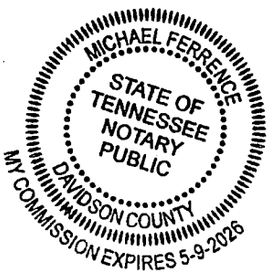
Metropolitan Construction, LLC, a Tennessee Limited Liability Company

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 the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he 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 24th day of March, 2023.



_____
Notary Public
My Commission expires: _____