Karen Johnson Davidson County
Batch# 997856 DEEDWARR
05/01/2023 09 58 53 AM 2 pgs
Fees $13 00 Taxes $5,402 00
20230501-0031812

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-20771-MF

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

The actual consideration or value, whichever is greater, for this transfer is $1,460,000 00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2023.

Notary Public
My Commission Expires. _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Colton Duke Soref 1012 Davidson Street Nashville, TN 37206	New Owner	093 08 0 065 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, 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 **Colton Duke Soref, unmarried**, hereinafter called the Grantee, his 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 16 on the Plan of Section Two, Shelby Heights of record in 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.

Being the same property conveyed to Metropolitan Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Blakely Scott, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211103-0147383, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

This is improved property located at **1021 Davidson Street, Nashville, TN 37206**

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 28th day of April, 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, Sole Member of Metropolitan Construction, LLC, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2023

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My Commission expires: _____