Karen Johnson Davidson County
Batch# 1188695 DEEDWARR
10/02/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241002-0076441

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Metropolitan Development, LLC	NEW OWNER	092-13-0-360.00
(NAME)	(NAME)	
301 33rd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Estate of Harold Eugene Rodgers, Sandra Birge, Executor**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Metropolitan Development, LLC, a Tennessee limited liabaility company,** hereinafter called the GRANTEE(S), his/her/their 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. 91, in the Hortense Plan, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 91 front 50 feet on the westerly side of 33rd Avenue North, formerly Baron Street, and runs back between parallel lines with the northerly margin of Nevada Avenue 140 feet to an alley.

The said Harold Rodgers died testate on 05/21/2024, devising subject property to Sandra Birge, as Executor of the Estate of Harold Rodgers, as evidenced in File No. 24P1474, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 301 33rd Ave N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2024.

Estate of Harold Eugene Rodgers

By: Sandra Birge

Sandra Birge, Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Birge, the Executor for the estate of Harold Eugene Rodgers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2024.

Notary Public:
My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2024.

Affiant Signature

2nd day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028