Karen Johnson Davidson County
Batch# 1197546 DEEDWARR
10/24/2024 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20241024-0082588

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38338-09-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2024. Notary Public My Commission Expires: 3/3/26

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

WARRANTY DEED

Address New Owner: Metropolitan Development, LLC 2201 Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner 9303 Old Smyrna Road, Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 13101011800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Patrick Kerr, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Metropolitan Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2201 Castleman Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

The subject property has never served as the marital residence of the Grantor.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 22nd day of October, 2024.

Joseph Patrick Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Patrick Kerr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Public

My Commission Expires:

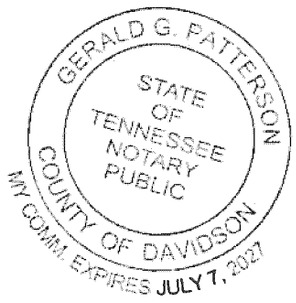


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of B.N. Stammer Subdivision, of record in Book 1424, page 23, Register's Office for said County.

SAID Lot No. 47 fronts 120.00 feet on the southerly margin of Castleman Drive and extends back 277.00 feet on the easterly line and 270.05 feet on the westerly line to a dead line in the rear, measuring 82.10 feet thereon.

Being the same property conveyed to Joe P. Kerr by deed dated March 1, 1985 from John R. McMillen, Trustee with full power to sell, morgage or otherwise convey without the joinder or disclosure of any beneficiary, of record in Book 6504, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Capital Mortgage Company, LLC, a Limited Liability Corporation, by Quitclaim Deed dated December 12, 2003 from Joe P. Kerr, married, of record in Instrument No. 20031212-0178344, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Patrick Kerr, married by Quitclaim Deed dated July 8, 2004 from Cumberland Capital Mortgage Company, LLC, a limited liability corporation, of record in Instrument No. 20040712-0082378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1424, Page 23, Register's Office for Davidson County, Tennessee.

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 October 22. 2024.

Affiant Signature

24th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

