Karen Johnson Davidson County
Batch# 1202508 DEEDWARR
11/07/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241107-0086518

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

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

07-NSH24-08540

Address of New Owner:	Send Tax Bills to:	Tax Information:
Metropolitan Development, LLC 9303 Old Smyrna Rd Brentwood, TN 37027	New Owner	081-16-0-198.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rose E. Carroll, Trustee of The Rose E. Carroll Revocable Living Trust dated August 17th, 2006**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Metropolitan Development, LLC a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 81 on the Plan of McGavock's Addition to the Town of Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly side of Monroe Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph S. Carroll by Warranty Deed from John H. Otey, Jr. of record in Book 8283, page 984, Register's Office for Davidson County, Tennessee, dated January 23, 1991 and recorded on January 30, 1991.

Final Decree recorded in Instrument No. 20020723-0088369, and Book 10693, Page 686.

Being the same property conveyed to Rose E. Carroll, Trustees of The Rose E. Carroll Revocable Living Trust dated August 17th, 2006 by Warranty Deed from Rose E. Carroll, a single woman of record in Instrument No. 20060828-0106141 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on August 28, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1015 Monroe Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of October, 2024

The Rose E. Carroll Revocable Living Trust dated August 17th, 2006

BY: Rose E. Carroll, Trustee

Rose E. Carroll, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rose E. Carroll, Trustee of the The Rose E. Carroll Revocable Living Trust dated August 17th, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Franklin, Tennessee, this 31st day of October, 2024.

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11. 14. 25

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 31. 2024.

Affiant Signature

6th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 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