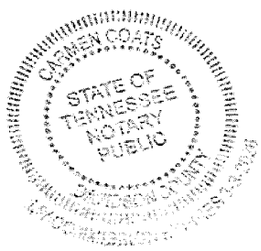
Karen Johnson Davidson County
Batch# 1216640 DEEDWARR
12/16/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,344.75
20241216-0097472

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $363,446.00.<br>Affiant<br>Subscribed and sworn to before me, this the 6th day of December, 2024.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Metropolitan Development, LLC | New Owner(s) | 072-10-3I-001.00-CO<br>& 072-10-3I-002.00-CO |
| 9303 Old Smyrna Road | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **METROPOLITAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit Nos. 1623A and 1623B on the Plan of Homes at 1623 Northview Avenue (A Horizontal Property Regime) of record in Exhibit "B" in the Declaration for Homes at 1623 Northview Avenue (A Horizontal Property Regime) at Instrument No. 20241022-0082154, 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 a portion of the same property conveyed to N & C Properties by Warranty Deed from E. Clive Anderson, Jr. and Steven T. Anderson of record in Book 7547, Page 252, Register's Office for Davidson County, Tennessee, dated May 17, 1988 and recorded on May 18, 1988.

Being a portion of the same property conveyed to Paragon Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from N & C Properties of record in Instrument No. 20240701-0049531 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 1, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1623 Northview Avenue, Units A & B, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of December, 2024.

***Paragon Group, LLC, a Tennessee Limited Liability Company***

By: _____
Brett M. Diaz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Paragon Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2024.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25

**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 December 6. 2024.

Affiant Signature

16th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

