WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221154 DEEDWARR
12/30/2024 09:02:30 AM 7 pgs
Fees: $38.00 Taxes: $1,332.00
20241230-0100874

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of December, 2024.

Notary Public

My Commission Expires: 8/24/27

KATHERINE LEE NOTARY PUBLIC ROBERTSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Metro Novako, LLC	**NEW OWNER**	096-13-0-007.00
5495 Leipers Creek Road		
Franklin, TN 37064		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, William L. Ruby, Richard Ned Ruby, Betty Ruby Moltz, Steven Jones, Deborah Jones O'Toole, Katherine Jones and Kenny Jones, heirs at law of Mark Ruby, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metro Novako, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, 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 Lot No. 13 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Wellman Drive at the common front corners of Lots 13 & 14; thence in a northeasterly 72.8 feet to a point; thence southwardly 40 feet to a point in the northwesterly margin of Heney Drive; thence along the said margin of said Drive southwestwardly 92 feet to a concrete monument at the beginning of a curve; thence around said curve westwardly 39.3 feet to a concrete monument in the northeasterly margin of Wellman Drive; thence along said margin of said drive 111 feet to the point of beginning.

Being the same property conveyed to Gladys J. Ruby, unmarried by Warranty Deed from Robert P. Horn and wife, Lois J. Horn, dated September 26, 1969 and filed for record September 29, 1969 in Book 4368, Page 493, Register's Office for Davidson County, Tennessee. Gladys J. Ruby having since died intestate July 12, 2012 leaving the subject property vested in her heirs at law, Michael Lynn Ruby and Mark Craig Ruby. Michael Lynn Ruby died intestate September 14, 2014 leaving his interest vested in his heir at law, Mark Craig Ruby. Mark Craig Ruby died intestate December 5, 2022 leaving the subject property vested in his heirs at law, William L. Ruby, Richard Ned Ruby, Betty Ruby Moltz, Steven Jones, Deborah Jones, Katherine Jones and Kenny Jones. See Affidavit of Heirship of record in Instrument No. 202412300100866, Register's Office for Davidson County, Tennessee.

Powers of Attornev of record in Instrument No. 202412300100867, Instrument No. 202412300100868, Instrument No. 202412300100869, Instrument No. 202412300100870 Instrument No 202412300100871, Instrument No. 202412300100872 Instrument No. 202412300100873 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Real estate taxes or special assessments for the year(s) 2025, that are not yet due or payable.

Subject to all matters as shown on plat of record in Plat Book 2900, Page 18, said Register's Office.

Subject to restrictions of record in Record Book 2928, Page 445, as amended in Book 11421, Page 498, Register's Office said County.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4712, Page 466, Register's Office for said County.

This is unimproved X improved property, known as 2706 Wellman Drive, Nashville, TN 37214

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. 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 23rd day of December, 2024.

Estate of Mark Craig Ruby

By: _____
William L. Ruby, by Gary W. Temple, his/her Attorney-In-Fact

By: _____
Richard Ned Ruby, by Gary W. Temple, his/her Attorney-In-Fact

By: _____
Betty Ruby Moltz, by Gary W. Temple, his/her Attorney-In-Fact

By: _____
Steven Jones, by Gary W. Temple, his/her Attorney-In-Fact

By: _____
Deborah Jones O'Toole, by Gary W. Temple, his/her Attorney-In-Fact

By: _____
Katherine Jones, by Gary W. Temple, his/her Attorney-In-Fact

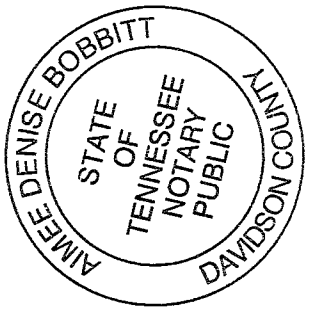
By: _____
Kenny Jones, by Gary W. Temple, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for William L. Ruby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt
Notary Signature
My commission expires: 7/7/27

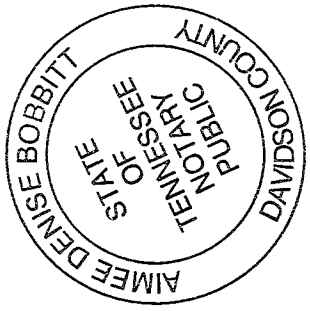


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Richard Ned Ruby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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Aimee Denise Bobbitt
Notary Signature
My commission expires: 7/7/27



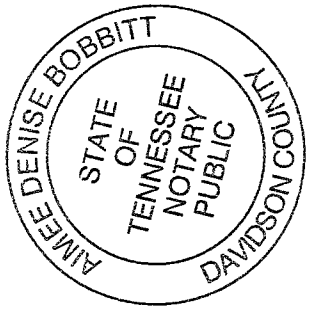
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Betty Ruby Moltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt

Notary Signature
My commission expires: 7/7/27



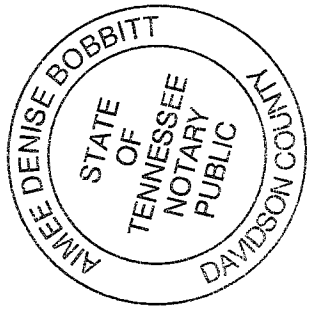
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Steven Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt

Notary Signature
My commission expires: 7/7/27



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Deborah Jones O'Toole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt
Notary Signature
My commission expires: 7/7/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Katherine Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt
Notary Signature
My commission expires: 7/7/27

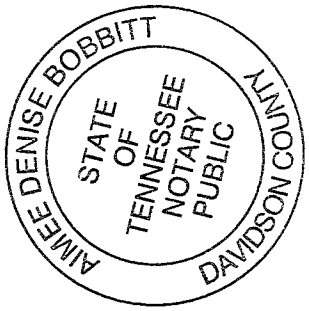


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Kenny Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2024.

Aimee Denise Bobbitt
Notary Signature
My commission expires: 7/7/27



Certificate of Authenticity

I, Kathy Lee, 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 12/23/24.

Date

Affiant Signature

12/23/24
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 23rd day of December, 2024

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON