RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27674-25

Karen Johnson Davidson County
Batch# 1236349 DEEDWARR
02/11/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250211-0010457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Feb, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metro Novako, LLC 5495 Leipers Creek Road Franklin, TN 37064	Same address as new owner	073-09-0-025.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIVE THOUSAND AND 00/100 Dollars ($405,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **METRO NOVAKO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 , as shown on the map entitled Gibson Heights, of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAXIE D. GREGORY, UNMARRIED, by deed from GERALD A. MILLER AND WIFE, L. EVON MILLER, of record in Book 4508, Page 484, dated May 28, 1971, said Register's Office.

Further being the same property conveyed to MAXIE D. GREGORY AND WIFE, CAROLYN CHERISE GREGORY, by quitclaim deed from JOHN H. LOWE, TRUSTEE, of record in Book 10921, Page 541, dated May 6, 1998, said Register's Office. MAXIE D. GREGORY having since died on or about January 6, 2023 leaving CAROLYN CHERISE GREGORY as surviving tenant by the entirety. CAROLYN CHERISE GREGORY having since died on or about June 7, 2024 leaving RITA FAYE DONALDSON AND KAREN CERISE KNIGHT as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20240718-0054331, said Register's Office.

Being the same property conveyed to Sun Valley Properties, LLC, a Tennessee limited liability company, from Karen Cerise Knight and Rita Faye Donaldson by Warranty Deed dated 12/4/2024 and recorded 12/5/2024 in Instrument No. 20241205-0094330, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2503 Cooper Lane, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of February, 2025

GRANTOR(S)

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

By: _____
Johnathan Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Johnathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Sun Valley Properties, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 10th day of February, 2025.

_____
Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Edward B Baldwin III
Printed Notary Name

My commission expires: 11/28/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 10, 25 (date of document).

Jennifer L. Pennell

Feb 11, 25

Date

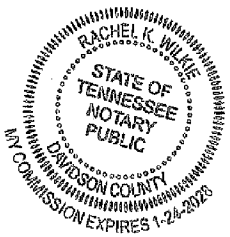
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 11, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal