Karen Johnson Davidson County
Batch# 1311564 DEEDWARR
08/19/2025 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250819-0066001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Anastacia Herrera Guox
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

2025-06-3037

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anastacia Herrera Guox 601 Lane Court Nashville, TN 37207	Kind Lending, LLC 4 Hutton Centre Dr. Suite 1000 Santa Ana, CA 92707	Map/Parcel 059-11-0-234.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Metro Novako, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anastacia Herrera Guox, a married woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 558 on the Plan of Section 4, Haynes Manor of record in Plat Book 4175, Page 90, 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 the same property conveyed to Metro Novako LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250114-0003022 Register's Office for Davidson County, Tennessee, dated January 13, 2025 and recorded on January 14, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 601 Lane Court, Nashville, TN 37207.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 28th day July, 2025.

Metro Novako, LLC, a Tennessee Limited Liability Company

By:_____ co-manager
Eric Novakovich, Co-Manager

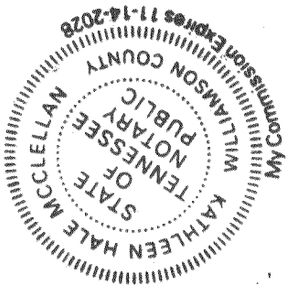
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Eric Novakovich of Metro Novako, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Manager (or other officer authorized to execute the instrument) of Metro Novako, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Co-Manager.

Witness my hand, at office, this 28 day of ~~June~~ July 2025.

_____
Notary Signature

My commission expires:_____



True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of August, 2025.

July

Affiant Signature
Date 8/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-13-2027