Karen Johnson Davidson County
Batch# 1313521 DEEDWARR
08/21/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,955.93
20250821-0067189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $798,900 00

Carol A Hale
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of August, 2025

(Affix Seal) Notary Public

My Commission Expires: 03-12-2029

STATE OF TENNESSEE NOTARY PUBLIC CASSIE ANNE STARLING My Commission Expires 03-12-2029 DAVIDSON COUNTY

2025-07-3139

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#:
Kerry King Ford and Theresa Ann Ford, Trustees of The Kerry & Theresa Ford Living Trust dated October 27, 2015 24 Belcaro Circle Nashville, TN 37215	OWNER	Map/Parcel 131-06-0B-008.00-CO

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 **Kerry King Ford and Theresa Ann Ford, Trustees of The Kerry & Theresa Ford Living Trust dated October 27, 2015**, hereinafter called the GRANTEE, its successors 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. 8 as shown on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot 11, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Overton Lea and wife, Anne G. Lea by Warranty Deed from Burton Hills Properties, a Kentucky General Partnership of record in Book 6963, page 267, Register's Office for Davidson County, Tennessee, dated August 19, 1986 and recorded on August 29, 1986.

Being the same property conveyed to O.B. Hofstetter, Jr., Trustee by Quitclaim Deed from Overton Lea and Wife, Anne G. Lea, of record in Book 10730, Page 140, Register's Office for Davidson County, Tennessee, dated December 19, 1997, and recorded on December 22, 1997 and within the same deed the said O.B. Hofstetter, Jr., Trustee conveyed his interest in the subject property to Anne G. Lea, individually

Being the same property conveyed to Randal M. Lea, unmarried by Warranty Deed from Graham Lea Jackson and Randal M. Lea, as Co-Executors under the Will of Anne G. Lea of record in Instrument No. 20021025-0131021 Register's Office for Davidson County, Tennessee, dated October 24, 2002 and recorded on October 25, 2002.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Randal M. Lea, Married of record in Instrument No. 20250227-0014611 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 27, 2025.

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. 20250228-0015001 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 28, 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 24 Belcaro Circle, Nashville, TN 37215.

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 12TH day August, 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 12th day of August, 2025.

_____
Notary Signature

My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 August 12, 2025.

Date

Affiant Signature

8/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal