BOX 10-A

Karen Johnson Davidson County
Batch # 1314032 DEEDWARR
08/25/2025 02 00 15 PM 2 pgs
Fees $13 00 Taxes $1,406 00

20250825-0067893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of August 2025

(Affix Seal) Notary Public

My Commission Expires My Commission Expires 10/4/27

2025-07-3176

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#
Joshua Harper 2706 Wellman Drive Nashville, TN 37214	OWNER	Map/Parcel 096-13-0-007 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 **Joshua Grant Harper, an unmarried man, and Mary Clarke Carter, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their 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 13 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, and more particularly described as follows

Beginning at a point in the northeasterly margin of Wellman Drive at the common front corners of Lots 13 & 14, thence 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 of record in Book 4368, Page 493, Register's Office for Davidson County, Tennessee, dated September 26, 1969 and recorded on September 29, 1969

The said Gladys J Ruby having deceased, intestate, on or about July 12, 2012, leaving the subject property vested in her heirs at law Michael Lynn Ruby and Mark Craig Ruby.

Michael Lynn Ruby having deceased, intestate, on or about September 14, 2014, leaving his interest vested in his heir at law, his brother, Mark Craig Ruby

Mark Craig Ruby having deceased, intestate, on or about December 5, 2022 Please, see Affidavit of Heirship (signed by interested party, Betty Ruby Moltz) of record in Instrument No 20241230-0100866, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Metro Novako, LLC, a Tennessee Limited Liability Company by Warranty Deed from 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 of record in Instrument No. 20241230-0100874 Register's Office for Davidson County, Tennessee, dated December 23, 2024 and recorded on December 30, 2024

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 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 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 20th day August, 2025.

Metro Novako, LLC, a Tennessee Limited Liability Company

By _____
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 20 day of August 2025.

_____
Notary Signature

My commission expires: _____

