Karen Johnson Davidson County
Batch# 1317780 DEEDWARR
09/03/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20250903-0070224

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires:

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

2025-08-3249

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#:
Gunnar M. Streuli 2503 Cooper Lane Nashville, TN 37216	OWNER	Map/Parcel 073-09-0-025.00

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 **Gunnar M. Streuli, an unmarried man**, hereinafter called the GRANTEE, his 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. 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 Warranty Deed from Gerald A. Miller and wife, L. Evon Miller of record in Book 4508, Page 484, Register's Office for Davidson County, Tennessee, dated May 28, 1971 and recorded on June 07, 1971.

The Said Maxie D. Gregory having since died on January 06, 2023.

Being the same property conveyed to John H. Lowe, Trustee by Quitclaim Deed from Maxie D. Gregory of record in Book 10921, page 549, Register's Office for Davidson County, Tennessee, dated May 06, 1998 and recorded on May 07, 1998 and within the same deed the said John H. Lowe, Trustee conveyed his interest in the subject property to Maxie D. Gregory and Wife, Carolyn Cherise Gregory.

The Said Carolyn Cherise Gregory having since died on June 07, 2024.

Being the same property conveyed to Sun Valley Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karen Cerise Knight and Rita Faye Donaldson of record in Instrument No. 20241205-0094330 Register's Office for Davidson County, Tennessee, dated December 04, 2024 and recorded on December 05, 2024.

Being the same property conveyed to Metro Novako, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sun Valley Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250211-0010457 Register's Office for Davidson County, Tennessee, dated February 10, 2025 and recorded on February 11, 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 2503 Cooper Lane, Nashville, TN 37216.

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 27 day August, 2025.

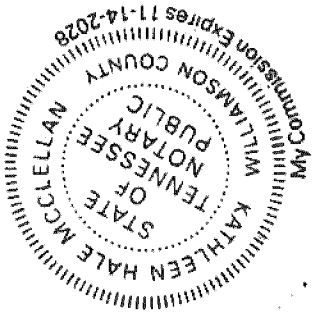
Metro Novako, LLC, a Tennessee Limited Liability Company

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 27 day of August 2025.



_____
Notary Signature

My commission expires:_____

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 27, 2025.

Date

Affiant Signature

8/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

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