Karen Johnson Davidson County
Batch# 1337316 DEEDWARR
10/22/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,890.33
20251022-0084315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of October, 2025.

(Affix Seal) Notary Public

My Commission Expires:

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

2025-09-3404

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#:
Dale A. King and Mary M. King 2343 Fernwood Drive Nashville, TN 37216	NEW OWNER	Map/Parcel 072-08-0-172.00

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 **Dale A. King and Mary M. King, husband and wife**, 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. 226, on the Plan of Dalewood Subdivision, Section III, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jon T. Slinker, unmarried by Warranty Deed from Michael D. Barnette and Donna B. Willis of record in Instrument No. 20001024-0105394 Register's Office for Davidson County, Tennessee, dated October 20, 2000 and recorded on October 24, 2000.

Being the same property conveyed to Gary B. Fisher, Trustee by Quitclaim Deed from Jon T. Slinker of record in Instrument No. 200106120061658 Register's Office for Davidson County, Tennessee, dated June 08, 2001 and recorded June 12, 2001.

Being the same property conveyed to Jon T. Slinker and wife, Wendy L. Slinker, as tenants by the entirety, by Quitclaim Deed from Gary B. Fisher, Trustee, of record in Instrument No. 200106120061658, Register's Office for Davidson County, Tennessee, dated June 08, 2001 and recorded June 12, 2001.

Said Jon T. Slinker having deceased on or about January 21, 2023, vesting Wendy L. Slinker as surviving tenant.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wendy L. Slinker a Widower of record in Instrument No. 20250401-0024406 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 01, 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. 20250402-0025016 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 02, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien now due with taxes having been paid at the time of this conveyance 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 2343 Fernwood Drive, 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, their heirs 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, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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 21 day October, 2025.

Metro Novako, LLC, a Tennessee Limited Liability Company

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

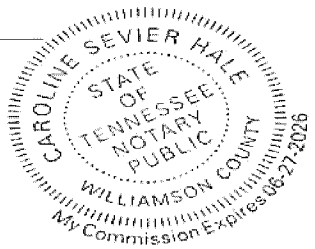
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Eric Novakovich, 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 of Metro Novako LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that such Co-Manager, 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 21 day of October, 2025.

_____
Notary Public

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 10-21-2025.

Date

Affiant Signature

10/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

