Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1342433
11/06/2025 10:08:47 AM
Fees: $13.00 Taxes: $2,589.63



20251106-0088459

Davidson County
DEEDWARR
2 pgs

E OF TENNESSEE
TY OF DAVIDSON

CTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, IIS TRANSFER IS $699,900.00.

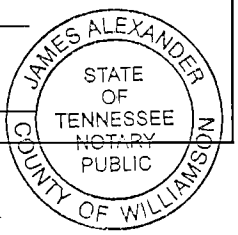
Victoria Martinez
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of November, 2025.

(Affix Seal)

Notary Public

My Commission Expires:



My Commission Expires
Feb. 26, 2026

WARRANTY DEED

2024-08-2040

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#:
Alexander Martinez and Victoria Martinez 549 Summit Oaks Court Nashville, TN 37221	NEW OWNER	Map/Parcel 128-16-0B-061-00-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 **Alexander Martinez and Victoria Martinez, 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. 61 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20060417-0043459 and revised in Instrument No. 20060516-0057170, 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 Kevin L. Welsh, Unmarried by Warranty Deed from West End Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070514-0057444 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 14, 2007.

Being the same property conveyed to Metro Novako LLC, a Tennessee limited liability company by Warranty Deed from Kevin L. Welsh, Unmarried of record in Instrument No. 20250224-0013369 Register's Office for Davidson County, Tennessee, dated February 12, 2025 and recorded on February 24, 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 549 Summit Oaks Court, Nashville, TN 37221.

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 5th day November, 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, 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 3 day of November, 2025.

_____
Notary Public

My commission expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028