WARRANTY DEED

Karen Johnson Davidson County
Batch# 396987 DEEDWARR
05/07/2020 12:38:53 PM 2 pgs
Fees: $13.00 Taxes: $2,515.63

20200507-0047743

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

M Spitznagel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF May, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Curling		
(NAME)	(NAME)	
416 36th Ave.	NEW OWNER	092 09 4N 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL CURLING*,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes At 416 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 416 36th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20160815-0084760, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to from Peter J. Connerth, Unmarried, by Warranty Deed from Harry Armstrong and Wife, Patricia Armstrong, of record in Instrument No. 20160512-0047636, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016.

Being a portion of the same property conveyed to Momo Real Estate Investment Inc., A Tennessee Corporation, by Warranty Deed from Peter J. Connerth, Unmarried, of record in Instrument No. 20190530-0051065, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019 and recorded on May 30, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 416 36th Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 4th day of May, 2020

MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Authorized Agent of MOMO Real Estate Investment, Inc., the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and official seal this 4th day of May, 2020.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

Kathy Snider

Notary Public