Karen Johnson Davidson County
Batch# 540356 DEEDWARR
12/22/2020 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20201222-0152521

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00

Affiant

Subscribed and sworn to before me this 4th day of December, 2020

Notary Public
My commission expires: 5/2/2022

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristen Nicole Hall 2024 B 9th Ave N Nashville, TN 37208	Same as owner	081 03 4G 002.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company and Selim Hammoud, as tenants in common**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristen Nicole Hall, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2024B on the M&S Homes III, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for M&S Homes III, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181115-0112558 and amended in Instrument No. 20190305-0020033 further amended in Instrument No. 202012220152520, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of M&S Homes III, a Horizontal Property Regime with Private Elements contained in said Declaration the plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20181115-0112558 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said lot.

Being part of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company and Selim Hammoud, as tenants in common by deed from Urban Core Homes II, LLC, a Tennessee Limited Liability Company and Selim Hammoud of record in Instrument No. 20181115-0112556, Register's Office for Davidson County, Tennessee, and dated November 9, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of M&S Homes III of record in Instrument No. 20181115-0112558 and amended in Instrument No. 20190305-0020033 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20181115-0112558 and amended in Instrument No. 20190305-0020033 further amended in Instrument No. 202012220152520 in the official records of the Davidson County Register of Deeds.

3. Charter of M&S Homes III Homeowners Association of record in Instrument No. 20181115-0112557 Register's Office for Davidson County, Tennessee.

4. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2024 B 9th Ave N, Nashville, TN 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

This instrument is executed on behalf of Selim Hammoud by virtue of a written Power of Attorney of record in Instrument 20200930-0112476, Register's Office for Davidson County, Tennessee.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of December, 2020.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majić Salim, Sole Member

Selim Hammoud By Majed Abu Salim Attorney in Fact.

Selim Hammoud by Majed-Abu-Salim, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 7th day of December, 2020

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of December, 2020 before me personally appeared Majed Abu-Salim to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Selim Hammoud acknowledged that such person executed the same as the free act and deed of Selim Hammoud.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3-17-2024