Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me this 29th day of December, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 544299 DEEDWARR
01/04/2021 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20210104-0000223

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Marion Malone and Bryant Carter Crowson 2020 B 9th Avenue North Nashville, TN 37208	Redstone Federal Credit Union 20 Wynn Drive, Huntsville, AL 35893	081-03-0-300

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 Seliim Hammoud** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Thomas Marion Malone, an unmarried man and Bryant Carter Crowson, an unmarried man, as joint tenants with right of survivorship** 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. 2020B on the M & S Homes I, 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 I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181114-0112203 and amended in No. 201903050019924, 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 I a Horizontal Property Regime with Private Elements contained in said Declaration the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181114-0112203 and amended in No. 201903050019924and 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 Unit.

Being a portion of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company and Selim Hammoud by deed from Urban Core Homes, II, LLC of record in Instrument No. 20181114-0112201, 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 I of record in Instrument No. 20181114-0112203 and amended in No. 201903050019924 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20181114-0112203 and amended in No. 20190305001992 and amended or of record Register's Office for Davidson County, Tennessee.

3. Charter of M&S Homes I Homeowners Association of record in Instrument No. 20181114-0112202 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 2020 B 9th Avenue North, 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.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29th day of December, 2020.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____

Majic 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

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Majic Salim with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of Modern Homes, LLC the within named bargainor, and as such Sole Member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Modern Homes, LLC .

Witness my hand, at office, this 29th day of December 2020.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th 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

202101040000223

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY