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 $540,000.00

Affiant

Subscribed and sworn to before me this 4th day of January, 2021.

Notary Public
My commission expires: 7/9/22

Karen Johnson Davidson County
Batch# 547361 DEEDWARR
01/05/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210105-0001672

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sunit Guldas<br>2022A 9th Avenue North<br>Nashville, TN 37208 | New Owner | 081 03 4F 001.00 |

# 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, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sunit Guldas, unmarried** 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. 2022A on the M&S Homes III, a Horizontal Property Regime with Private Elements located at 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 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 as 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 of record in Instrument No. 20181114-0112206, 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 II of record in Instrument No. 20181114-0112208 and amended in Instrument No. 20190305-0019934 Register's Office for Davidson County, Tennessee.

2. Charter of M&S Homes II Homeowners Association of record in Instrument No. 20181114-0112207 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20181114-0112208 in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2022A 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 4th day of January, 2021.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

Selim Hammoud by _____ attorney Infact
Selim Hammoud by Majed Abu-Salim, his 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 4th day of January, 2021.

_____
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 4th day of January, 2021 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

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

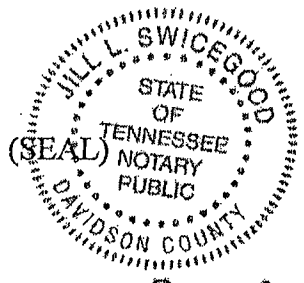
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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