BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 552785 DEEDWARR
01/12/2021 11:08:07 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30

20210112-0005299

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 $549,000.00

Affiant

Subscribed and sworn to before me this ~~16th~~ 8th day of ~~December, 2020.~~ January, 2021

Notary Public
My commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Clifford Sanders, III		081 03 4G 001.00 CO
2024 A 9th Avenue North	SAME	
Nashville, TN 37208		

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** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Clifford Sanders, III, 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. 2024A 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, 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 +by deed from Urban Core Homes II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181115-0112556, Register's Office for Davidson County, Tennessee, and dated November 9, 2018.

Power of Attorney for Selim Hammoud appointing Majed Abu-Salim has been recorded in Instrument No. 20200930-0112476, Register's Office for Davidson County, Tennessee.

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. Restrictive covenants of record in Instrument No. 20181115-0112558 and amended in Instrument No. 20190305-0020033 Register's Office for Davidson County, Tennessee.

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 A 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 8th day of January, 2021.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____

Majic Salim, Sole Member

Selim Hammoud by Majic Salim Attorney in Fact

Selim Hammoud by Majic 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 8th day of January 2021.

Notary Public

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th 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