Karen Johnson Davidson County
Batch# 554516 DEEDWARR
01/14/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210114-0006517

WARRANTY DEED

JAMIE C. POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

File No. AT0008009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Fisher and Cristin Fisher	Cardinal Financial Co.	
(NAME)	3701 Arco Corporate Dr. Ste.	
216 Bonnalynn Dr	Suite 200 (NAME)	075-09-0-097.00
(ADDRESS)	Charlotte, NC 28273	
Hermitage, TN, 37076	(ADDRESS)	
(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, I, **Modern Investments LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Wayne Fisher and Cristin L. Fisher, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 231 on the Plan of Hermitage Hills, Section 2, Revised as shown by plat of record in Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which record is hereby made for a more particular description thereof.

Being the same property conveyed to David Bryan Gay, unmarried by Warranty deed from Madeline R. McCrary, unmarried of record in Instrument No. 20010801-0081382 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on August 01, 2001.

Being the same property conveyed to Casey Bohr, unmarried by Warranty deed from Madeline R. McCrary, Personal Representative of The Estate of David Bryan Gay of record in Instrument No. 20191105-0114024 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on November 05, 2019.

Affidavit of Heirship recorded on November 05, 2019, Instrument No: 20191105-0114026.

Being the same property conveyed to Casey Bohr by Corrective Warranty deed from Madeline R. McCrary, Administratix of The Estate of David Bryan Gay of record in Instrument No. 20200721-0079676 Register's Office for Davidson County, Tennessee, dated July 08, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Casey Bohr of record in Instrument No. 20200715-0077345 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Modern Investments, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200715-0077522 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 15, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 216 Bonnalynn Dr, Hermitage, TN 37076

(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 13th day of January, 2021.

Modern Investments LLC

By: Lukas Ham, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lukas Ham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Member of Modern Investments LLC, a Tennessee LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Member.

Witness my hand this 13th day of January, 2021.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Anita Lester, 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

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.