Karen Johnson Davidson County
Batch# 558814 DEEDWARR
01/22/2021 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,997.63
20210122-0009687

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 $539,900.00

Sheifali Subir Khare
Affiant

Subscribed and sworn to before me this 21st day of January, 2021.

Notary Public
My commission expires: 1-28-24

Dana Thomas
State of Tennessee Notary Public
Maury County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sheifali Subir Khare	Homeside Financial, LLC DBA Lower	081 03 4F 002.00
2022 9th Avenue North #B	5950 Symphony Woods Rd., Ste 312	
Nashville, TN 37208	Columbia, MD 21044	

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 **Sheifali Subir Khare, 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. 2022B on the M&S Homes II, 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 II, a Horizontal Property Regime with Private Elements of record in Instrument No. 201811140112208 and amended in Instrument No. 201903050019934, 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 II, a Horizontal Property Regime with Private Elements contained in said Declaration the plat file and Exhibit "B" to said Declaration appearing in Instrument No. 201811140112208
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 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. Charter of M&S Homes II Homeowners Association of record in Instrument No. 20181115-0112557 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20181114-0112208 and amended in Instrument No. 201903050019934 Register's Office for Davidson County, Tennessee.

3. Taxes and assessments for the fiscal year ending 2021, plus any penalties and interest that may accrue.

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

This property is improved property known as 2022 9th Avenue North #B, 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 21st day of January, 2021.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

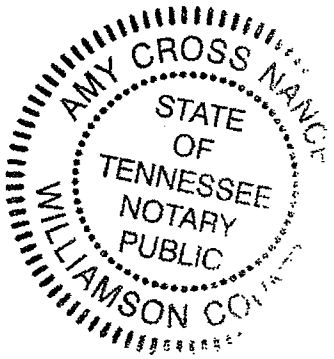
Selim Hammoud by _____ attorney in fact
Selim Hammoud by Majed Abu-Salim, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of January, 2021, before me personally appeared Majic Salim, Sole Member of Modern Homes, LLC and Majed Abu-Salim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January, 2021.

Notary Signature
My commission expires: 2/12/23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st 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



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