Karen Johnson Davidson County
Batch# 671183 DEEDWARR
07/06/2021 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20210706-0090740

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~~ Davidson-LT

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me this 25th day of June, 2021.

Notary Public
My commission expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:
Michael Classen
2210 A 14th Avenue N.
Nashville, TN 37208

Send Tax Bills to:
Same as new owner

Tax Information
~~081-03-0-171~~
081 03 14 001.00

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** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Classen, 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 Unit A on the Modern Homes at 2210, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Modern Homes at 2210, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200806-0087811, 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 Modern Homes at 2210, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20200806-0087811 and By-Laws appended there to as Exhibit "C" said Register's Office, are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being part of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company by deed from Michael Roby, an unmarried man of record in Instrument No. 20200207-0014622, Register's Office for Davidson County, Tennessee, and dated February 7, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Modern Homes at 2210 of record in Instrument No. 20200806-0087811 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20200806-0087811 in the official records of the Davidson County Register of Deeds.

3. Charter of Modern Homes at 2210 14th Avenue Homeowners Association of record in Instrument No. 20200806-0087812

4. Subject to the Master Deed, recorded as Instrument #20200806-0087811 in the official records of the Davidson County Register of Deeds.

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

This property is improved property known as 2210 A 14th Avenue, 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 30th day of June, 2021.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majid Salim, Sole Member

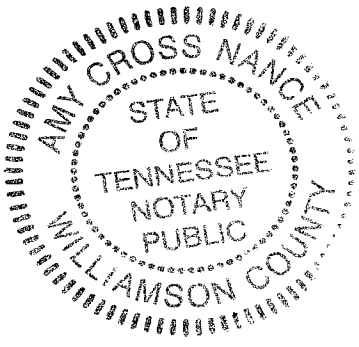
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood, TN, this 30th day of June, 2021.

Notary Signature

My commission expires: 2/12/23



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021.

Jennifer A Hoffman
Affiant
Date: 6/30/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of June, 2021.

Allison M. Noble
Notary Public

My Commission Expires: 6/19/2023

