Karen Johnson Davidson County
Batch# 686958 DEEDWARR
07/30/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210730-0102795

WARRANTY DEED

File No. AT-21-1108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(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
Rebekah T. Palmer and Bradley E. Palmer	Rebekah T. Palmer and Bradley E. Palmer	
(NAME) P.O. Box 400	(NAME) P.O. Box 400	103-02-0-051.00
(ADDRESS) Wayne, PA 19087	(ADDRESS) Wayne, PA 19087	
(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/we, **Modern Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebekah T. Palmer and Bradley E. Palmer, wife and husband**, 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:

Land in Davidson County, Tennessee, being Part of Lot No. 20 on the Plan of C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee as described as follows:

Beginning on the Westerly margin of Orlando Avenue at a point 464 feet north of the northerly margin of Burgie Street; thence with said Avenue, northwardly 60 feet to the southeast corner of the property conveyed to Elizabeth G. Roy by deed from E. M.Dotson, et al., of record in Book 1286, Page 555 Register's Office for Davidson County, Tennessee; thence with her southerly line westwardly 150 feet; thence southwardly and parallel with the westerly margin of Orlando Avenue 60 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Patricia McBee, unmarried, by Warranty Deed from Randall D. Barnes and Herbert H. Barnes and Gary C. Barnes and Sherill D. Williams of record in Instrument No. 20190520-0047359 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 20, 2019.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Patricia McBee, unmarried of record in Instrument No. 20210114-0006166 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 14, 2021.

Being the same property conveyed to Modern Investments, LLC by Warranty Deed from Music City Financial, LLC of record in Instrument No. 20210407-0046263 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on April 07, 2021.

Being also known as 215 Orlando Avenue, Nashville, Tennessee 372093204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of July, 2021.

Modern Investments LLC, a Limited Liability Company

By:_____
Lukas Ham, Member

By:_____
Tehya Ham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary of the state and county mentioned, 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 such person to be Member of Modern Investments LLC, the within named bargainor, a Limited Liability Company, and that such Lukas Ham as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 28th day of July, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary of the state and county mentioned, personally appeared Tehya Ham, 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 Member of Modern Investments LLC, the within named bargainor, a Limited Liability Company, and that such Tehya Ham as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 28th day of July, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or the 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 July 28, 2021.

Date

Affiant Signature

7/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON