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 $535,000.00

Nicolette Cole
Affiant

Subscribed and sworn to before me this 29th day of July, 2021.

Notary Public
My commission expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Karen Johnson Davidson County
Batch# 691399 DEEDWARR
08/05/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210805-0105480

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Greer, IV 2210 B 14th Avenue North Nashville, TN 37203	New Owner c/o Synovus Bank 800 Shades Creek Parkway MS101 Birmingham, AL 35209	081-03-0-171

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 **Jonathan Greer, IV, an unmarried man** 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 B 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 as 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 ByLaws 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 Unit.

Being the same property conveyed to Modern Homes, LLC by deed from Michael Roby 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 Buena Vista of record in Plat Book 57 Page 6, Register's Office for Davidson County, Tennessee.

2. Subject to the Master Deed, recorded in Instrument No. 20200806-0087811 the official records of the Davidson County Register of Deeds.

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

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 B 14th Avenue North, Nashville, TN 37203

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 29th day of July, 2021.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic 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 29th day of July, 2021.

_____
Notary Signature

Printed Name: Amy Cross Nance

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202108050105480

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 8/04/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

