BOX 10-A

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 698336 **DEEDWARRSP**
08/16/2021 12:15:50 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210816-0110342

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$475,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. OMERSKY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 105
Momo Real Estate Investment, Inc	**Same**	GROUP 11 0
1 Beaver Ridge Ct.	**1 Beaver Ridge Ct.**	PARCEL 103.00
Elgin, SC 29045	**Elgin, SC 29045**	

For and in 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, we,

New Hope Properties, LLC., a Tennessee limited liability company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Momo Real Estate Investment, Inc., a Tennessee corporation

Hereinafter called the grantees, 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 Lot No. 4 on the Map of Hamilton's Subdivision of parts of Lots Nos. 11, 12 and 13 of the Horton property, as of record in Book 974, pages 17 and 91, Register's Office for said County. Said Lot No. 4, fronts 50 feet on the westerly side of Martin Street and runs back 155 feet 6 inches, more or less, on the northerly line and 155 feet 4 inches more or less, on the southerly line, with the northerly margin of an alley, to a dead line, measuring 50 feet thereon, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to New Hope Properties, LLC, by Warranty Deed from Calvin S. Allen, Vicki A. Long, Stephen R. Allen, Austin A. Allen and Mary June Clayton, dated June 3, 2005 and filed of record June 13, 2005 in Instrument No. 20050613-0067447, Register's Office for Davidson County,I Tennessee. Further conveyed to Lane Wallace by Quitclaim Deed from New Hope Properties, LLC, dated November 9, 2005 and filed of record November 15, 2005 in Instrument No. 20051115-0137672, said Register's Office. And further conveyed to New Hope Properties, LLC, by Quitclaim Deed from Lane Wallace, dated August 11, 2006 and filed of record August 14, 2006, said Register's Office.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Matters shown on the recorded plat of Hamilton Property, of record in Book 974, Pages 17 and 91, said Register's Office.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1815 Martin Street, Nashville, Tennessee 37203.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WITNESS our hands this the 13th day of August, 2021.

New Hope Properties, LLC., a Tennessee limited liability company

Lane Wallace Member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **New Hope Properties, LLC., a Tennessee limited liability company,** the within named bargainor, , **Tennessee limited liability company**, and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the , **Tennessee limited liability company** as such Member.

WITNESS my hand and official seal at office this 13th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027