WARRANTY DEED

Karen Johnson Davidson County
Batch# 717064 DEEDWARR
09/15/2021 12:04:48 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20210915-0123895

BS-SS-21-0000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Souders	New Owner	
(NAME) **3006 Martha Avenue**	(NAME) 40 Burton Hills Drive Ste 200	**072-09-4I-002.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOMADD DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN SOUDERS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown in the Declaration of Covenants, Condition, and Restrictions for Carolyn and Martha, a horizontal property regime with private elements, of record at Instrument No. 20210618-0082889, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Equity Trust Company for the benefit of Jack Friedman Account Number 20840 by Warranty deed from Pheng Phanthourath and wife, Sang Van Phanthourath of record in Instrument No. 20031014-0152474 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 14, 2003. (Value of consideration shown in aforementioned deed $55,000.00.)

Being the same property conveyed to Eric Moss by Warranty deed from Equity Trust Company for the Benefit of Jack Friedman Account Number 20840 of record in Instrument No. 20210618-0082890 Register's Office for Davidson County, Tennessee, dated June 3, 2021 and recorded on June 18, 2021. (Value of consideration shown in aforementioned deed $85,000.00.)

Being the same property conveyed to Nomadd Development, LLC, a Colorado limited liability company by QuitClaim deed from Eric Moss of record in Instrument No. 20210812-0109240 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 12, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3006 Martha Avenue B Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210618-0082889, Register's Office for Davidson County, Tennessee
- Charter of The Carolyn and Martha Homeowners Association, Inc. of record in Instrument Number 20210629-0088183, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 4178, Page 112, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3006 Martha Avenue, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 DAY OF SEPTEMBER, 2021.

Nomadd Development, LLC, a Colorado limited liability company

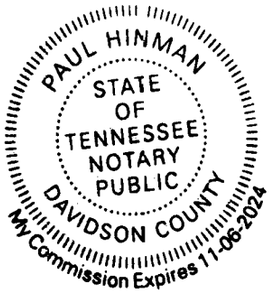
BY: _____
Eric Moss
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ERIC MOSS, 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 the SOLE MEMBER of NOMADD DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 9th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212