WARRANTY DEED

Karen Johnson Davidson County
Batch# 773352 DEEDWARR
12/14/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20211214-0165059

File No. AT-21-1716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 13 2025

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
Jessica Frances Nerad and Jake Schell	New Owner	
(NAME)	(NAME)	
2236 Weona Drive		084-11-0-010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 **Jessica Frances Nerad, single woman and Jake Schell, single man**, 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 Lot No. 77 on the Plan of A Subdivision of C. R. Quarles Lands Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William S. Sweeney and wife, Mary Virginia Sweeney by Warranty deed from Kermit C. Barton and wife, Etta Burks Barton of record in Book 2881, page 589, Register's Office for Davidson County, Tennessee, dated March 18, 1959 and recorded on March 23, 1959.

Being the same property conveyed to Joseph M. Joyce by Quitclaim deed from William S. Sweeney and wife, Mary Virginia Sweeney of record in Instrument No. 20110608-0043830 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on June 08, 2011.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Joseph M. Joyce of record in Instrument No. 20210810-0107340 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 10, 2021.

Being the same property conveyed to Modern Investments, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210811-0108253 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 11, 2021.

Being also known as 2236 Weona Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 8th day of December, 2021.

Modern Investments LLC, a Tennessee
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 8th day of December, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

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 8th day of December, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **December 8, 2021**.

Affiant Signature

12/08/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **8th** day of **December**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON