Karen Johnson Davidson County
Batch# 812727 DEEDWARR
03/01/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20220301-0022749

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15734-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $799,000.00.

Carmen Coats
Affiant

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Subscribed and sworn to before me, this the 14th day of February, 2022.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Modica and Julie Modica 322 South 17th Street Nashville, TN 37206	New Owner	083 14 0 242.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles L. Gaines, IV, aka Latham Gaines and Laura K. Interval, aka Laura Interval, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Modica and Julie Modica, a married couple,** 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 the Easterly 100 feet of Lot No. 97, (erroneously referred to as all Lot No. 97, in prior conveyances), as shown on the map entitled Edgefield Land Company's Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Charles L. Gaines, IV, aka Latham Gaines and Laura K. Interval, aka Laura Interval, husband and wife, by Warranty Deed from Michael Reicher and Erika Borg, Husband and Wife, of record in Instrument No. 20200205-0013318, in the Register's Office of Davidson County, Tennessee, dated February 03, 2020 and recorded on February 05, 2020.

Being the same property conveyed to Michael Reicher and Erika Borg, Both Unmarried, as Tenants in Common With the Right of Survivorship, by Warranty Deed from Hillary J. Day, an Unmarried Woman, of record in Instrument No. 20161205-0127054, in the Register's Office of Davidson County, Tennessee, dated November 30, 2016 and recorded on December 05, 2016.

This is improved property located at: **322 South 17th Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2022.

GRANTOR:

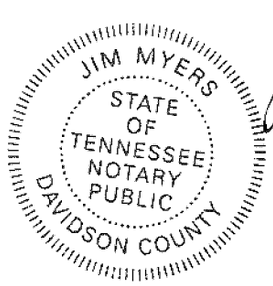
Laura K. Interval

Charles L. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura K. Interval and Charles L. Gaines, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of February, 2022.



Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/17/2022 ____ (date of document).

Affiant Signature

02/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025