WARRANTY DEED

Karen Johnson Davidson County
Batch# 882813 DEEDWARR
07/01/2022 10:20:55 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20220701-0076541

G-VRES-22-2518

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.20

(AFFIX SEAL)

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)
Philipp Bijan Albrecht	NEW OWNER	
(NAME)	(NAME)	**084-16-0-095.00**
2518 Stinson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MODERN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIPP BIJAN ALBRECHT, AN UNMARRIED MAN,** 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 Lot No. 64 on the Map of Hargis Heights of record in Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 75 feet on the Northerly side of Stinson Road, and runs back between lines 249.3 feet on the West line and 242.2 feet on the East line to the South line of Lot 56 and measures 75 feet thereon.

Being the same property conveyed to David R. Henkel and wife, Judy S. Henkel by Warranty deed from Michael L. Curtis and wife, Janet L. Curtis of record in Book 7728, page 41, Register's Office for Davidson County, Tennessee, dated December 07, 1988 and recorded on December 15, 1988.

The said Judy S. Henkel having predeceased David R. Henkel, leaving him as surviving tenant by the entirety.

The said David R. Henkel having died intestate on or about August 7, 2018, leaving a Probate at Docket No. 18P1655, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville.

Being the same property conveyed to Judith Clifford, a married woman by Quitclaim deed from Larry Henkel, a married man, and Joanne E. Henkel, a married woman of record in Instrument No. 20200817-0092151 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 17, 2020.

Being the same property conveyed to Modern Investments, LLC, a Tennessee limited liability company by Warranty deed from Judith Clifford, a married woman of record in Instrument No. 20220105-0001616 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 05, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1117, Page 641, and amended in Book 1149, Page 566, 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: **2518 Stinson Road, Nashville, Tennessee 37214**.

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 20 DAY OF APRIL, 2022.

Modern Investments, LLC, a Tennessee limited liability company

BY: _____
Lukas Ham
Member

BY: _____
Tehya Ham
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 the MEMBER of MODERN INVESTMENTS, LLC, A TENNESSEE 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 MEMBER.

Witness my hand and official seal this the 20th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 the MEMBER of MODERN INVESTMENTS, LLC, A TENNESSEE 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 MEMBER.

Witness my hand and official seal, this the 20th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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