Karen Johnson Davidson County
Batch# 897331 DEEDWARR
08/02/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20220802-0087831

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $469,900.00

Affiant

Subscribed and sworn to before me this 29 day of August, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian Bednarz 805 Cherokee Avenue Unit 2 Nashville, TN 37207	New Owner	071-12-0F-005-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Bednarz, a single man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 together with common areas, as established by Declaration of Protective Covenants, Conditions, and Restrictions for 805 Cherokee Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20191018-0107119, as amended in Instrument No. 20220629-005048, Register's Office for Davidson County, Tennessee, and being shown on Exhibit B attached to the Amendment in Instrument No. 20220629-005048, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company, by deed dated 09/30/2020, from JONA Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201001-0113409, Register's Office for said County.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of 805 Cherokee Avenue of record in Instrument No. 20191018-0107119 20220629-0075048 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded as Instrument #20191018-0107119 and amended in Instrument No. 20220629-0075048 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 805 Cherokee Avenue, #2, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29 day of ~~August~~ July, 2022.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Emily Hobby of the state and county mentioned, personally appeared Majic Salim, 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 Sole Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, TN this 29th day of ~~August~~ July, 2022.

_____
Notary Signature

Printed Name: Emily Hobby

My commission expires: 3/1/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-29-22.

Affiant Signature

8-1-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY