Karen Johnson Davidson County
Batch# 900457 DEEDWARR
08/08/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,069.63
20220808-0090051

# WARRANTY DEED

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF AUGUST, 20 22

Notary Public

MY COMMISSION EXPIRES: 3-3-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martin Modahl | MOVEMENT MORTGAGE | |
| (NAME) 903 A Potter Lane | (NAME) 8024 CALVIN HALL RD. | 083-12-0X-001.00-CO |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) INDIAN LAND, SC 29707 | |
| (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, **C-ROB INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN MODAHL, A MARRIED 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 Unit A, on the Plan of Homes at 903 Potter Lane, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 903 Potter Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210318-0036372, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.**

**Being the same property conveyed to Uptown Builders I, LLC by Warranty Deed from Grady L. Allen of record in Instrument No. 20190311-0021668 Register's Office for Davidson County, Tennessee, dated March 08, 2019.**

**Being a portion of the same property conveyed to C-Rob Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Uptown Builders I, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200721-0079855 Register's Office for Davidson County, Tennessee, dated July 20, 2020.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 903 A Potter Lane, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5 day of August, 20 22

C-ROB INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Charles Edward Robinson

CHARLES EDWARD ROBINSON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Charles Edward Robinson, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member for C-Rob Investments, LLC, the within named bargainor, a limited liability company, and that he is the Member of 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 official seal this 5 day of August, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

**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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025