Karen Johnson Davidson County
Batch# 908036 DEEDWARR
08/25/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20220825-0096049

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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

Affiant

Subscribed and sworn to before me this 24th day of August, 2022.

Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:
Melanie J. Bull
805 Cherokee Avenue
#1
Nashville, TN 37207

Send Tax Bills to:
Mortgage Investors Group
2202 E Walker Springs Lane
Knoxville, TN 37923

Tax Information
071-12-0F-006-00

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 **Melanie J. Bull, an unmarried woman** 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:

Being Unit No. 1 of 805 Cherokee Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements as shown on Amended Exhibit "B" of the Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20191018-0107119 and and amended in Instrument No. 20220629-0075048 and further amended in Instrument No. 20220824-0095427 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company by deed from Jona Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201001-0113409, Register's Office for Davidson County, Tennessee, and dated September 30, 2020.

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 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 and further amended in Instrument No. 20220824-0095427 in the official records of the Davidson County Register of Deeds.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210202-0015033 Register's Office for Davidson County, Tennessee.

This property is improved property known as 805 Cherokee Avenue, #1, 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 24th day of August, 2022.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ 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 Brentwood, TN this 24th day of August, 2022.

_____
Notary Signature

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 August 25, 2022 (date of document).

Affiant Signature

August 25, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025