Karen Johnson Davidson County
Batch# 948018 DEEDWARR
12/05/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20221205-0126879

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 $449,000.00

Affiant

Subscribed and sworn to before me this 21st day of November, 2022.

Notary Public
My commission expires: 3/27/25

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren Nowakowski, John Nowakowski, and Mary Pellitteri 805 Cherokee Avenue Unit 5 Nashville, TN 37207	Gardner Financial Services LTD, dba Legacy Mutual Mortgage 3503 Acesadog Pkwy San Antonio, TX 78231	071-12-0F-002-00

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 **Lauren Nowakowski, an single woman, John Nowakowski, an single man, and Mary Pellitteri, a married woman, as tenants in common with rights of survivorhip** 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 5 of 805 Cherokee Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements as shown on Exhibit "B" of the Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20191018-0107119, and amended in Instrument No 202208240095427, and Instrument No. 202206290075048,, and Instrument No 202209140102613 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 2023 and subsequent years, which are not yet due and payable

2. Subject to the Covenant, Condition, or Restriction, recorded in No. 20191018-0107119, and amended in Instrument No 202208240095427, and Instrument No. 202206290075048, and Instrument No 20220914010261 Register's Office for DavidsonCounty, Tennessee.

This property is improved property known as 805 Cherokee Avenue, 5, 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 18th day of November, 2022.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance 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 18th day of November, 2022.

_____
Notary Signature

My commission expires: 2/2/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 23, 2022.

J. Carlton Drumwright

November 23, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 23, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY