Karen Johnson Davidson County
Batch# 974897 DEEDWARR
02/28/2023 10:31:37 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20230228-0013996

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

File No. AT-23-3954

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick K. Morrison and Victoria R. Quigley	First National Bank of Middle Tennessee	
(NAME)	(NAME)	
3260 Knobview Drive	322 N. Front Street	085-13-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37130	
(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, I/we, **Modern Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick K. Morrison, unmarried and Victoria R. Quigley, unmarried, tenants in common with right of survivorship**, 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 Lot No. 33 on the Plan of Nob Hill Subdivision, of record in Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northeasterly margin of Knobview Drive 152.6 feet Northwest of a concrete monument at the beginning of a curve in the intersection of Knobview Drive and Toddway Court, thence Northeasterly 150 feet to a point; thence Northerly 78.2 feet to a concrete monument; thence Northwesterly 40 feet to a point; thence Southwesterly 200 feet to a point in the Northeasterly margin of Knobview Drive, thence along said margin of Knobview Drive, 100 feet to the point of beginning.

Being the same property conveyed to C.B. Smith and wife, Marabelle A. Smith, by Warranty Deed from James E. Martin and wife, Rema L. Martin, of record in Book 4318, Page 129, Register's Office for Davidson County, Tennessee, dated March 07, 1969 and recorded on March 18, 1969.

Said Marabelle A. Smith became deceased, vesting C.B. Smith aka Charles B. Smith as surviving tenant. Said Charles B. Smith became deceased, leaving Last Will and Testament filed for Muniment of Title Probate in Docket No. 11P-134, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Ronald B. Smith is named devisee of the Estate of Charles B. Smith, deceased. Affidavit of Inheritance of Real Estate of record in Instrument no. 20110218-0014052, said Register's Office.

Being the same property conveyed to Grayson Smith Cannon, Trustee by Quitclaim Deed from Ronald B. Smith of record in Instrument No. 20110307-0018130, Register's Office for Davidson County, Tennessee, dated March 03, 2011 and recorded on March 07, 2011 and within the same deed the said Grayson Smith Cannon, Trustee conveyed his interest in the subject property to Ronald B. Smith and wife, Dani Smith, as tenants by the entireties.

Being the same property conveyed to Modern Investments LLC, a Tennessee Limited Liability Company by Warranty deed from Dani Smith, widow of record in Instrument No. 20221005-0110076 Register's Office for Davidson County, Tennessee, dated October 04, 2022 and recorded on October 05, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of February, 2023.

Modern Investments LLC, a Tennessee
Limited Liability Company

By: _____
Lukas Ham

By: _____
Tehya Ham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 himself/herself to be the Member of Modern Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company] by himself/herself as Member.

Witness my hand this 27th day of February, 2023.

_____
NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 himself/herself to be the Member of Modern Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company] by himself/herself as Member.

Witness my hand this 27th day of February, 2023.

_____
NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My commission expires: _____