Karen Johnson Davidson County
Batch# 999365 DEEDWARR
05/03/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230503-0032925

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF MAY, 20___.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(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
David Terry and Austin Shock	NUWAVE LENDING	
(NAME)	(NAME)	
405 Marshall St. #5	3400 N CENTRAL EXPRESSWAY #1100-295	071 12 0K 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	RICHARDSON, TX 75080	
(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, WE, **MOMO REAL ESTATE INVESTMENT INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID TERRY, A SINGLE MAN, AND AUSTIN SHOCK, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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 No. 5 of Homes at Marhsall Crossing, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060051, as amended in Instrument No. 20210730-0102765, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210505-0060051, as amended in Instrument No. 20210730-0102765, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investment, Inc., a Tennessee Corporation, of record in Instrument No. 20210209-0018433, in the Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on February 09, 2021.

Being part of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee Corporation, by Warranty Deed from LHBM, LLC, a Tennessee limited liability company, of record in Instrument No. 20190820-0083194, in the Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019.

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 405 Marshall St. #5, Nashville, TN 37207
(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 1 day of May, 2023

MOMO REAL ESTATE INVESTMENT INC.

BY: _____

KEVIN D. MONTGOMERY , AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of MOMO Real Estate Investment, Inc., the within named bargainor, a corporation, and that he as such Authorized Agent of MOMO Real Estate Investment, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Authorized Agent.

Witness my hand and official seal this 1st day of May, 2023.

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2025

Commission expires

_____
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 May 3, 2023 (date of document).

Affiant Signature

May 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023