Karen Johnson Davidson County
Batch# 1001687 DEEDWARR
05/10/2023 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20230510-0034970

Send tax bills to:
MODERNLABSTUDIO LLC
688 HAMILTON CROSSINGS
ANTIOCH, TN 37013

Name and address of new owner:
MODERNLABSTUDIO LLC
688 HAMILTON CROSSINGS
ANTIOCH, TN 37013

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097
File No. OSN 511946

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

This Deed executed this 8 day of May 2023, for good consideration, I (We) **DERICK D. BELL AND LESLIE M. BELL, HUSBAND AND WIFE** whose mailing address is 1608 SPRUCEDALE DRIVE, ANTIOCH, TN 37013, hereby bargain, deed. and convey to **MODERNLABSTUDIO LLC, a Wyoming Limited Liability Company,** whose mailing address is 688 HAMILTON CROSSINGS, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 32, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467 and amended in Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Derick D. Bell and Leslie M. Bell, husband and wife by Warranty deed from Ole South Properties, Inc, A Tennessee Corporation of record in Instrument No. 20141028-0099419 Register's Office for Davidson County, Tennessee, dated October 08, 2014, and recorded on October 28, 2014. (Value of consideration shown in aforementioned deed $150,415.00.)

APN: 175-02-0B-228.00-CO
Property Address: 1608 SPRUCEDALE DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 8 day of May, 2023.

Derick D. Bell
DERICK D. BELL

Leslie M. Bell
LESLIE M. BELL

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 8 day of May, 2023, before me personally appeared **DERICK D. BELL AND LESLIE M. BELL**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/9/2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge. information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 310,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Kendra D Bell Kendra M. Bell
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 8 day of May, 20 23.

Notary Public
My Commission Expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1608 Sprucedale Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 5/8/2023 (date of document).

Robynn Miller

Affiant Signature

5/8/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8th day of May, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024