This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth,GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 1008494 DEEDWARR
05/26/2023 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20230526-0040082

Send tax bills to:
**Modern Lab Studio, LLC, a Wyoming Limited Liability Company**
**688 Hamilton Crossing**
**Antioch, TN 37013**

Name and address of new owner:
Modern Lab Studio, LLC, a Wyoming Limited Liability Company
688 Hamilton Crossing
Antioch, TN 37013

Map parcel number: 050-02-0A-016.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

**Princess Raine and Shamel Thomas, wife and husband,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**Modern Lab Studio, LLC, a Wyoming Limited Liability Company,**

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 24 day of May, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Princess Raine

Shamel Thomas

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of May, 2023, before me personally appeared Princess Raine + Shamel Thomas to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Ann Stathos Donnell

Commission Expires:

09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1857 Belle Arbor Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0A-016.00-CO

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Belle Arbor PUD Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Princess Raine and Shamel Thomas, wife and husband by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170804-0079971 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of May, 2023

NOTARY PUBLIC
My Commission Expires:
09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property address: 1857 Belle Arbor Drive, Nashville, TN 37207

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 05/24/2023 (date of document).

Robynn Miller

Affiant Signature

05/24/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th 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