WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019388 DEEDWARR
06/27/2023 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230627-0048750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

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
Thymus, LLC	Newowner	
(NAME)	(NAME)	
1815 Martin Street		105 11 0 103.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MOMO REAL ESTATE INVESTMENT, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THYMUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain units located in Davidson County, Tennessee, being known and designated as Unit Nos. A, B, C, and D of Homes at 1815 Martin Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1815 Martin Street, a Horizontal Property Regime, of record in Instrument Number 20221021-0114661, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee corporation, by Special Warranty Deed from New Hope Properties, LLC., a Tennessee limited liability company, of record in Instrument No. 20210816-0110342, in the Register's Office of Davidson County, Tennessee, dated August 13, 2021.

Being part of the same property conveyed to New Hope Properties, LLC, by Quitclaim Deed from Lane Wallace, of record in Instrument No. 20060814-0099857, in the Register's Office of Davidson County, Tennessee, dated August 11, 2006.

Being part of the same property conveyed to Lane Wallace, by Quitclaim Deed from New Hope Properties, LLC, of record in Instrument No. 20051115-0137672, in the Register's Office of Davidson County, Tennessee, dated November 09, 2005.

Being part of the same property conveyed to New Hope Properties, LLC, by Warranty Deed from Calvin S. Allen, Vicki A. Long, Stephen R. Allen, Austin A. Allen and Mary June Clayton, of record in Instrument No. 20050613-0067447, in the Register's Office of Davidson County, Tennessee, dated June 03, 2005.

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 1815 Martin Street, Nashville, TN 37203
(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 22ND day of JUNE, 2023

MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION

BY: _____

KEVIN D. MONTGOMERY, AS AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared KEevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Momo Real Estate Investment, Inc., and that he as such Authorized Agent of Momo Real Estate Investment, Inc., executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Momo Real Estate Investment, Inc.

Witness my hand and official seal this 22ND day of JUNE, 2023.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

_____
Notary Public

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/22/23 (date of document).

Jennifer L. Pennell

6/27/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

