# BOX 10-A WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1021281 DEEDWARR
06/30/2023 11 57 37 AM 2 pgs
Fees $13 00 Taxes $1,933 25

20230630-0050132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522 500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-2

**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 |
|---|---|---|
| Thomas Higgenson | NEW OWNER | |
| (NAME) | (NAME) | |
| 405 Marshall St #6 | | 071 12 0K 006.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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 **THOMAS HIGGENSON, A SINGLE PERSON** , 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. 6 of Homes at Marshall 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 #6, 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 27 day of June, 2023

MOMO REAL ESTATE INVESTMENT INC

BY _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter, 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 27 day of June, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

_____
Notary Public