This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
23-0025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $700,000.00

Sworn to and subscribed before me this 15th day of August, 2023.

Affiant

Notary Public

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 1038442 DEEDWARR
08/15/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230815-0063583

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Erick Moden Kelly Moden 2610 Carter Avenue Nashville, TN 37206	PNC Bank, N.A. 3232 Newmark Drive Miamisburg, OH 45342	084-01-0-032.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hawk Holdings, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Erick Modern and Kelly Modern, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 414 on the Plan of Dugger Heights, Section IV of record in Plat Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 414 fronts 136 feet on the Southerly side of Carter Street and extends back between lines measuring 189 feet on the Easterly line and 118 feet on the Westerly line to a line in the rear measuring 153.4 feet, thereon.

Being the same property conveyed to Hawk Holdings LLC, a Tennessee Limited Liability Company by Warranty deed from Donna Walls, a married woman of record in Instrument No. 20200204-0013121 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 04, 2020.

This is improved property known as **2610 Carter Avenue, Nashville, TN 37206**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14 day of August, 2023.

Hawk Holdings, LLC, a Tennessee limited liability company:

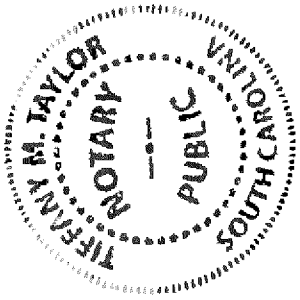
By: _____
Craig Evans, Member

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Craig Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Hawk Holding, LLC**, the within named bargainor, a limited liability company, and that he as Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14 day of August, 2023.

_____
Notary Public
My Commission Expires: 8/8/28



Certificate of Authenticity

I, Kinkra Spann, 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 08/14/2023.

Date

Affiant Signature

08/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY