Davidson County
DEEDWARR
Batch# 1045256 3 pgs
09/01/2023 11 44 08 AM
Fees $18 00 Taxes $2,675 10
20230901-0068786

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue S
Nashville TN 37212
B-Kud-23-2122A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $723,000.00

Affiant

Subscribed and sworn to before me this 29th day of August, 2023.

Notary Public
My commission expires:

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Debi Ogulu 2141 River Overlook Dr Nashville TN 37076	New Owner	081-03-3X-001 00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Debi Ogulu, a single woman.** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A on the Modern Homes at 2122 12th Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Modern Homes at 2122, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210813-0109837, 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 Modern Homes at 2122, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20210813-0109837 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though Copied herein for a more complete identification and description.

Being part of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company by deed from CLS Rental Properties, LLC, a Tennessee Limited Liability Company (formerly known as CLS Investment Properties, Inc.) of record in Instrument No. 20210426-0054977, Register's Office for Davidson County, Tennessee, and dated April 21, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Modern Homes at 2122 12th Avenue of record in Instrument No. 20210813-0109837 Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230525-0039492, Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20210813-0109837 in the official records of the Davidson County Register of Deeds.

5. Subject to the Master Deed, recorded as Instrument #20210813-0109837 in the official records of the Davidson County Register of Deeds.

6. Charter of Modern Homes at 2122 12th Avenue Homeowners Association of record in Instrument No. 20210813-0109836, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2122 12th Avenue North, A, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of August, 2023.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Dana Thomas of the state and county mentioned, personally appeared Majic Salim, Sole Owner of Modern Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Owner of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim, Sole Owner of Modern Homes, LLC as such Sole Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Owner.

Witness my hand and seal, at office in Franklin, this 29th day of August, 2023.

_____
Notary Signature

Printed Name: Dana Thomas

My commission expires: 1-28-24

