BOX 10-A

Name and Address of New Owner:
Mojo Homes LLC

Send Tax Statements To:
Mojo Homes LLC
615 Shelley Dr.
Mt Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23091377

Map and Parcel: 051 10 0B 075.00-CO

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

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keaton Payne**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mojo Homes LLC**, hereinafter called the GRANTEE, its successors 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. 221, Ellington Place Condominiums, created under Chapter 27, Title 64, of Tennessee Code Annotated, and as established in and described by the Master Deed establishing a Horizontal Property Regime, said Master Deed being of record in Book 6984, page 84 (see also 6720, page 332) and as amended in Instrument Number 20090603-0051203, Register's Office for Davidson County, Tennessee, together with an undivided interest in and to the general and or restricted common areas and facilities of Ellington Place Condominiums, as said areas are set forth and defined in said Master Deed. The Plan of Ellington Place Condominiums is set forth as Exhibit "C" of said Master Deed and reference to such Plan is here made for a complete description thereof.

Being the same property conveyed to Mary E. Payne by Warranty Deed filed for record on October 1, 1996 in Book 10208, page 702, in the Register's Office of Davidson County, Tennessee. he said Mary E. Payne died testate on July 5, 2021, and pursuant to them Order Admitting Will to Probate for the Puprose of Establishing Muniment of Title filed for record in Case No 23P1851 in Davidson County Circuit Court, Tennessee, the devisee of the Estate of Mary Payne (Hill) is Keaton Payne.

This conveyance is subject to the following: Master Deed of Ellington Place Condominiums of record in Book 6984, page 84 (see also Book 6720, page 332) and as amended in Instrument Number 20090603-0051203; Appointment of Successor Trustee to Master Deed of record in Instrument Number 20021122-0145361; All matters as set forth per plat of record in Book 6250, page 829; Bylaws as set forth on Exhibit "B" of Master Deed of Ellington Place Condominiums of record in Book 6984, page 84 and Book 6720, page 332, Storm Water Detention Agreement Book 6700, page 315; HOA Charter of record in Book 7000, page 140 and as amended in Book 7291, page 203, Book 7780, page 215, Book 8270, page 507, Storm Water Detention Agreement Book 6700, page 315; All matters including but not limited to a perpetual right of way easement as set forth in Book 6772, page 477, Shared Equity Agreement of record in Book 7167, page 695, Deed of Conveyance for sanitary sewer of record in Book 7461, page 874, Deed of Conveyance for water line of record in Book 7461, page 877, all of said Register's Office.

Karen Johnson Davidson County
Batch# 1057407 DEEDWARR
10/04/2023 11:58:30 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20231004-0078085

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 221 Ellington Place, Madison, TN 37115

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, its successors and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 2nd day of October, 2023

Keaton Payne

State of Tennessee

County of Rutherford

Personally appeared before me, Keaton Payne with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of October, 2023

Notary Public
My Commission Expires 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000 00

Affiant Signature

Subscribed and sworn to before me, this 2nd day of October, 2023.

Notary Public
My Commission Expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON