RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Mojo Homes, LLC
615 Shelley Dr
Mt. Juliet, TN 37122
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-23091347

Map and Parcel: 051 10 0B 083.00

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, **Ashley Thomason, unmarried**, 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

A certain Condominium Apartment in Davidson County, Tennessee. Being Unit 205 in the Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a Unit plat of which is shown on Exhibit "C" of the Master Deed of record in Book 6894, page 84 (see also Book 6720, page 332) and as amended in Instrument Number 20090603-0051203, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description, and being part of the land shown on the Subdivision of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit

Being the same property conveyed to Ashley Thomason, unmarried by Quitclaim Deed filed for record on August 16, 2019 in Instrument Number 20190816-0081977, of the Register's Office of Davidson County, Tennessee.

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; All matters as set forth per plat of record in Book 6250, page 829, 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, Bylaws as set forth on Exhibit "B" of Master Deed of Ellington Place Condominiums of record in Book 6984, page 84, Appointment of Successor Trustee to Master Deed of record in Instrument Number 20021122-0145361; 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# 1057409 **DEEDWARR**
10/04/2023 12 02 28 PM 2 pgs
Fees $13 00 Taxes $349 93

20231004-0078094

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 205 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 29th day of September, 2023

Ashley Thomason

State of Tennessee

County of ~~Rutherford~~ Sumner

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

Witness my hand and seal this 29th of September, 2023

Notary Public
My Commission Expires 06-29-2027

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM EXPIRES 06-29-27 SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,576 00

Affiant Signature

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

Notary Public
My Commission Expires 06-29-2027

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM EXPIRES 06-29-27 SUMNER COUNTY