WARRANTY DEED

Karen Johnson Davidson County
Batch# 1101868 DEEDWARR
02/16/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.13
20240216-0010924

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
ON COUNTY
Expires 08-10-2027

File No. AT-24-5985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Luke Kaleolanakila Davis and Genevieve Tiar Davis	Equity Prime Mortgage, LLC	
(NAME)	(NAME) Queen Bldg	
362 Wimpole Drive	5 Concourse Pkwy Ste 2250	119-03-0-107.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30328	
(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, I/we, **Modern Investments LLC, a Tennessee Limited Liability Company**, GRANTOR, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Davis and Genevieve Davis, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot 77, Plan of Glencliff Estates, Section 5, as shown on plat of record in Plat Book 2133, Page 21, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 77 fronts 111 feet on the Southeasterly side of Wimpole Drive and extends back 219.3 feet on the Northeasterly line and 212 feet on the Southwesterly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Clarence Collett by Warranty Deed from Elizabeth W. Keaton, unmarried of record in Book 10242, page 111, Register's Office for Davidson County, Tennessee, dated October 28, 1996 and recorded on October 30, 1996.

Said Clarence Collett died testate his Interest in the property vested at death in Jeff Curtis Collett and Greg Scott Collett as devisees under his duly probated Last will and Testament filed for Probate In Will Book 11, Page 501, Chancery Court if Gibson County, Tennessee, and of record in Instrument Number 20140303-0017806, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DTR Homes, LLC by Warranty Deed from Jeff Curtis Collett, single and Greg Collett, married of record in Instrument No. 20230807-0061116 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 07, 2023.

Being the same property conveyed to Modern Investment, LLC by Warranty Deed from DTR Homes, LLC of record in Instrument No. 20230807-0061117 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 07, 2023.

This is property more commonly known as 362 Wimpole Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 14th day of February, 2024.

Modern Investments LLC, a Tennessee
Limited Liability Company

By: _____
Lukas Ham, Member

By: _____
Tehya Ham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Lukas Ham and Tehya Ham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Members of Modern Investments LLC, a Tennesse Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that themselves as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand this 14th day of February, 2024.

_____
NOTARY PUBLIC

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of February, 2024.

Affiant Signature
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

202402160010924