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

WARRANTY DEED

Karen Johnson
Batch # 1134529
05/14/2024 10:49:46 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20240514-0035481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 15, 2025 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF MAY, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ericvan McDavid Jr. and Burgundi Hebert	Churchill Mortgage Corporation	
(NAME)	(NAME)	
205 Ellington Place	1749 Mallory Lane, Ste 100	051-10-0B-083.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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, WE, **MOJO HOMES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICVAN MCDAVID JR., AN UNMARRIED MAN AND BURGUNDI HEBERT, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 205 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, 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 plat of Ellington Place Condominiums, of record in Plat Book 6250, Page 829, Register's Office of 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 The Charles R. Hawkins Living Trust by Warranty deed from Fannie mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20150514-0044268 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 14, 2015 and Scrivener' s Affidavit recorded on April 25, 2016 of record in Instrument No. 20160425-0039787

Being the same property conveyed to Ashley Thomason, unmarried by Quitclaim deed from The Charles R. Hawkins Living Trust, a Trust of record in Instrument No. 20190816-0081977 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on August 16, 2019.

Being the same property conveyed to Mojo Homes, LLC by Warranty Deed from Ashley Thomason, unmarried of record in Instrument No. 20231004-0078094 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 4, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 205 Ellington Place, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JW2024-389

Witness my hand this 10th day of May, 2024

MOJO HOMES, LLC

BY:_____

JOE WHITE, AUTHORIZED AGENT

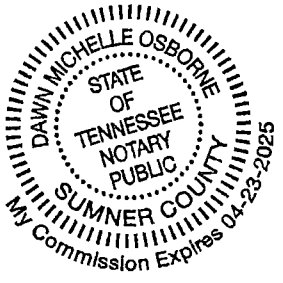
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joe White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Mojo Homes, LLC, and that he as such Authorized Agent of Mojo Homes, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Mojo Homes, LLC.

Witness my hand and official seal this 10th day of May, 2024.

Commission expires:



Notary Public

JW2024-389