Karen Johnson Davidson County
Batch# 1167374 DEEDWARR
08/12/2024 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $11,003.80
20240812-0060432

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,974,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/17/2027

(AFFIX SEAL)

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MERMAR LLC, a California limited liability company	SAME	071 12 0K 003.00; 071 12 0K 007.00
(NAME) 7238 Shagbark Lane	(NAME)	071 12 0K 008.00; 071 12 0K 011.00;
(ADDRESS) College Grove, TN 37046	(ADDRESS)	071 12 0K 012.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MOMO REAL ESTATE INVESTMENT INC, A TENNESSEE CORPORATION (BEING ONE AND THE SAME ENTITY AS MOMO REAL ESTATE INVESTMENT, INC.)**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MERMAR LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 3, 7, 8, 11, and 12, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060051, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210730-0102765, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to MOMO Real Estate Investment, Inc., a Tennessee corporation (being one and the same entity as MOMO Real Estate Investment Inc), by Warranty Deed from LHBM, LLC, a Tennessee limited liability company, of record as Instrument No. 20190820-0083194, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to MOMO Real Estate Investment, Inc., a Tennessee corporation (being one and the same entity as MOMO Real Estate Investment Inc), by Quitclaim Deed from MOMO Real Estate Investment, Inc., a Tennessee corporation (being one and the same entity as MOMO Real Estate Investment Inc), for the sole purpose of combining map and parcel numbers, of record as Instrument No. 20210209-0018433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) real property taxes for the year 2024, which have been prorated between the parties subject to the terms of a tax proration agreement; (b) matters shown on the Plan of record as Instrument No. 20130812-0084047, Register's Office for Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060051, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210730-0102765, Register's Office for Davidson County, Tennessee; and (d) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20210428-0056616, Register's Office for Davidson County, Tennessee.

unimproved _
This is improved x property, known as 1699 and 1701 Lischey Avenue and 405 Marshall Street, Units 3,7, and 8, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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; and GRANTOR does further covenant and bind itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, and its 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.

{Signature page to follow}

Witness my hand this 7th day of August, 2024.

MOMO REAL ESTATE INVESTMENT INC,
a Tennessee corporation (being one and the same entity as **MOMO REAL ESTATE INVESTMENT, INC.**)

By: _____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **KEVIN D. MONTGOMERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be **AUTHORIZED AGENT** of **MOMO REAL ESTATE INVESTMENT INC**, a Tennessee corporation (being one and the same entity as **MOMO REAL ESTATE INVESTMENT, INC.**), the within named bargainor, and that he as such **AUTHORIZED AGENT** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **AUTHORIZED AGENT**.

Witness my hand and official seal this 7th day of August, 2024.

Commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

M.R. Schodroski
Notary Public

True Copy Certification

I, William T. Smith, 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 August 7, 2024.

Affiant Signature

Date: 8/7/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of August, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

