This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-4019-MC

Karen Johnson Davidson County
Batch# 1169063 DEEDWARR
08/14/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240814-0061954

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 9th day of August, 2024.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MLMS Investments, LLC 5810 Still Hollow Road Nashville TN 37215	NEW OWNER	117 11 0J 222.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MLMS Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Unit 222, together with the appurtenant interest in the common elements of THE HILLMONT CONDOMINIUMS, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, Re-recorded in Instrument No. 20040212-0017074 and as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240521-0037838, in the Register's Office of Davidson County, Tennessee, dated May 20, 2024 and recorded on May 21, 2024.

This is ☒ improved or ☐ unimproved property located at: **2025 Woodmont Boulevard #222, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2024.

GRANTOR:

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Fletcher, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of TN Investment Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of August, 2024.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202408140061954

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/9/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/9/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

