WARRANTY DEED

Karen Johnson Davidson County
Batch # 1182247 DEEDWARR
09/16/2024 03:40:23 PM 2 pgs
Fees: $13.00 Taxes: $2,404.63
20240916-0071488

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF AUGUST, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

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
Mitchell Merritt and Brittney Reynolds	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	072 10 2W 001.00
1304 A Monetta Avenue	8320 EASTWALKER SPRINGS LN STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	KNOXVILLE, TN 37923	
(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, **AMERICAN HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL MERRITT AN UNMARRIED PERSON AND BRITTNEY REYNOLDS, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 unit located in Davidson County, Tennessee, being known pand designated as Unit A of Homes at 1304 Monetta Ave, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1304 Monetta Ave, a Horizontal Property Regime, of record in Instrument No. 20220727-0085486, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the property conveyed to American Homes, LLC, by Warranty Deed from Jessie R. Wheeler, unmarried, of record in Instrument No. 20220601-0063062, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 01, 2022.

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.

unimproved
This is improved x property, known as 1304 A Monetta Avenue, Nashville, TN 37216
(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.

Witness my hand this 30th day of August, 2024

AMERICAN HOMES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
WALEED SEDER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Waleed Seder,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **American Homes LLC** the within named bargainor, a limited liability company, and that he as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Sole Member** of **American Homes LLC**.

Witness my hand and official seal this 30th day of August, 2024.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27