BOX 10-A

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

Karen Johnson
Batch # 1194702
10/17/2024 10:05:49 AM
Fees: $13.00 Taxes: $2,275.13

Davidson County
DEEDWARR
2 pgs

20241017-0080534

WARRANTY DEED

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

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 15th DAY OF October, 2024.

M.R Schodrosk
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(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
James Blazek	Same as Owner	
(NAME) 1806 Lischey Ave, Unit 14	(NAME)	071 08 3B 014.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **MOMO REAL ESTATE INVESTMENT INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BLAZEK, A SINGLE PERSON**, 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 and designated as Unit No. 14 of THE VILLAS AT LISCHEY, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE VILLAS AT LISCHEY, a Horizontal Property Regime, of record in Instrument Number 20220222-0020079, 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 same property conveyed to Momo Real Estate Investments, Inc., A Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20210730-0102767, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021, and recorded on July 30, 2021.

Being part of the same property conveyed to Momo Real Estate Investments, Inc., a Tennessee corporation, by General Warranty Deed from American Dream Developers, Inc., A Tennessee corporation, of record in Instrument No. 20210701-0089159, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021, and recorded on July 1, 2021.

Momo Real Estate Investment Inc., a Tennessee Corporation is one and the same as Momo Real Estate Investments, Inc., a Tennessee Corporation.

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 1806 Lischey Ave, Unit 14, Nashville, TN 37207
(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 15th day of October, 2024

MOMO REAL ESTATE INVESTMENT INC.,
A TENNESSEE CORPORATION

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 the authorized agent of MOMO REAL ESTATE INVESTMENT INC., the within named bargainor, a corporation, and that he as such authorized agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as authorized agent.

Witness my hand and official seal this 15th day of October, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public