Name and Address of New Owner:
Modern Investments, LLC
5222 Rustic Way
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 053-16-0-102

Karen Johnson Davidson County
Batch# 1219977 DEEDWARR
12/26/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20241226-0099775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lauren Jarreau Humphrey and husband, Austin Chase Humphrey**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Modern Investments, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northeasterly part of Lot No. 7 and the northwesterly part of Lot No. 8 on the unrecorded Plan of Life & Casualty Insurance Company's Subdivision, near Old Hickory, described according to a copy of a survey thereof by W.H. Blanchard, Civil Engineer, March 20, 1946, as follows:

Beginning at a point in the center line of Hopewell Road, which point is 1143.3 feet west of the westerly line of the Tennessee Central Railroad right-of-way, is measured along the center line of Hopewell Road if extended straight to the westerly margin of said right-of-way; thence with the center line of Hopewell Road, westerly 123 feet to a point in the said road opposite a fence line; thence southerly along said fence line 186 feet to a point, being also along the east line of the Bak Lane; thence easterly 118.5 feet; thence northerly 186 feet to the point of beginning.

Being the same property conveyed to Lauren Jarreau Humphrey and husband, Austin Chase Humphrey, by Warranty Deed dated July 30, 2018 from Phillip H. Armstrong and wife, Hallie J. Armstrong, recorded August 1, 2018 in Instrument No. 20180801-0075227 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2024.

_____ (SEAL)
Lauren Humphrey

_____ (SEAL)
Chase Humphrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Lauren Humphrey and Chase Humphrey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LONDORA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of December, 2024.

_____
Notary Public
My commission expires:_____
File No. 2024-7513-TS

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Ryan Lux, 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 12/20//2024.

Date

Affiant Signature

12/20/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of December, 2024.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY