BOX 10-A

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

WARRANTY DEED

Karen Johnson
Batch # 1246156
03/14/2025 10 29 54 AM
Fees $13 00 Taxes $558 98

Davidson County
DEEDWARR
2 pgs

20250314-0018781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,075 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm Exp April 27, 2025

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
MOJO HOMES, LLC	Same as	
(NAME)	(NAME)	
625 Longhunter Ct	New Owner	135-08-0A-625.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **JULIE DOWD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOJO HOMES, LLC,** 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:

Land in Davidson County, Tennessee, Being Unit No. 625 of Track No. 19, on the Site Plan of Nashboro Village, Nineteen Condominiums, a Condominium or horizontal property regime established by Master Deed of record in Book 5333, Page, 957 as of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie A. Dowd by Warranty Deed from The Estate of Clarence M. Beaty, Jr of record in Instrument No. 20030708-0093919 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 08, 2003.

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 625 Longhunter Ct , Nashville, TN 37217
(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

JW2025-333

Witness my hand this 10th day of March, 2025

JULIE DOWD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Dowd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2025.

Commission expires:



Notary Public

JW2025-333