This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24037-MC

Karen Johnson Davidson County
Batch# 1263218 DEEDWARR
04/22/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250422-0030880

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025.

Notary Public
My Commission Expires: _____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Matthew Allen Conti<br>1058 B 2nd Avenue South<br>Nashville, TN 37210 | **New Owner** | 093 15 0C 007.00 |

## 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, **Modern Cottages at Southview, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Allen Conti, unmarried man,** 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 No.1058B as shown in the Declaration of Covenants, Conditions and Restrictions for THE MODERN COTTAGES AT SOUTHVIEW HOMEOWNER'S ASSOCIATION, INC., a Horizontal Property Regime with Private Elements of record in Instrument Number 20150804-0077468 and amended in Instrument Nos. 20150820-0083891, 20250228-0015060 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Modern Cottages at Southview, LLC, a Tennessee limited liability company, by Quitclaim Deed from FMBC Investments, LLC, a, Tennessee limited liability company, of record in Instrument No. 20170809-0081752, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 09, 2017.

This is ☒ improved or ☐ unimproved property located at: **1058 B 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2025 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 16th day of April, 2025.

GRANTOR:

Modern Cottages at Southview, LLC, a Tennessee Limited Liability Company

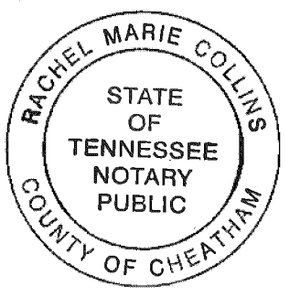
By:_____
Shawn Bailes, Manager and Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn Bailes, Manager and 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 is the Manager and Member of Modern Cottages At Southview, 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 16th day of April, 2025.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-2028



# Certificate of Authenticity

I, Adde Dilworth, 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 **April 16, 2025**.
Date

Affiant Signature

**04/16/2025**
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **16th** day of **April**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026