This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24297-MC

Karen Johnson Davidson County
Batch # 1284649 DEEDWARR
06/16/2025 10 24 04 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20250616-0046681

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 12th day of June, 2025.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine L. Jones and John P Jones 1056B 2nd Avenue South Nashville, TN 37210	New Owner	093 15 0C 002 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 Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine L. Jones and John P. Jones, wife and husband,** 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. 1056-B 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 No. 20150804-0077468, as amended in Instrument Nos. 20150820-0083891 and 20250228-0015060, in the Register's Office of 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 Quit Claim 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. Further being a part of the same property conveyed to FMBC Investments, LLC, a, Tennessee limited liability company, by Quit Claim Deed from David Pritchard, of record in Instrument No 20160415-0036578, in the Register's Office of Davidson County, Tennessee, dated April 13, 2016 and recorded on April 15, 2016.

This is ☒ improved or ☐ unimproved property located at: **1056B 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 12th day of June, 2025.

GRANTOR:

Modern Cottages at Southview LLC, a Limited Liability Company

By: _____
Jim Myers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jim Myers, Authorized Agent** 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/she/they is the **Authorized Agent 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 12th day of June, 2025.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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