Karen Johnson Davidson County
Batch# 1292484 DEEDWARR
07/01/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,790.80
20250701-0051976

WARRANTY DEED

CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

File No. BC-25-379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Rachelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Branden Butler and Ricardo Bautista Barron	CMG Home Loans	
(NAME) 104 Legion Drive	(NAME) 3160 Crow Canyon Road, #400	053-16-0-102.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Ramon, CA 94583	
(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, I/WE, **MODERN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDEN BUTLER AND RICARDO BAUTISTA BARRON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being the Northeasterly part of Lot No. 7 and the Northwesterly part of Lot No. 8 on the unrecorded Plan of Life and 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 Baker Land; thence Easterly 118.5 feet; thence Northerly 186 feet to the point of beginning.

Being the same property conveyed to Modern Investments, LLC, a Tennessee limited liability company by Warranty Deed from Lauren Jarreau Humphrey and husband, Austin Chase Humphrey, dated December 20, 2024 and recorded December 26, 2024 in Instrument No. 20241226-0099775, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 104 Legion Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th day of June, 2025.

Modern Investments, LLC, a Tennessee Limited Liability Company

By:_____
Ryan Lux, Authorized Agent

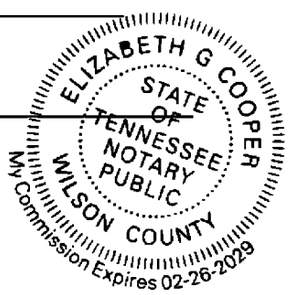
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth G. Cooper, of the state and county mentioned, personally appeared Ryan Lux, Authorized Agent of Modern Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Modern Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux, Authorized Agent of Modern Investments, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 30th day of June, 2025.

_____
Notary Signature

My commission expires:_____



I, Kirsten Virden, 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 6.30.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7.1.25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

