Karen Johnson Davidson County
Batch# 1346965 DEEDWARR
11/17/2025 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20251117-0091340

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00

Amanda Allen
Affiant

Subscribed and sworn to before me this 6th day of November, 2025.

Carmen Coats
Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Laughter and Megan Laughter 2309 Clarksville Pike Unit 5 Nashville, TN 37208	NEWREZ LLC 1100 VIRGINIA DR, STE 125 FORT WASHINGTON, PA 19034	081-06-0J-005-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Laughter and Megan Laughter, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5 of the Plan of 2309 the Luxe Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20220902-0099338, First Amendment in Instrument No. 20221207-0127619, and Second Amendment in Instrument No. 20250130-0007199Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of 2309 Clarksville Pike Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20220902-0099338 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though Copied herein for a more complete identification and description.

Being part of the same property conveyed to Modern Homes, LLC, a Limited

Liability Company by deed from Betty Sims, Gwendolyn Moore, Frank Reedus, III, Angela Sims, Candy Redus, Princess Reedus, Carmen Moore-Minor, Rontrese Wiseman, Jermaine Wiseman, Monique Sanders, Ronetta Gause, Angel Sims, Duanna Cato, and Anthony Sims of record in Instrument No. 20220531-0062733, Register's Office for Davidson County, Tennessee, and dated May 19, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

3. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

4. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.

5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

7. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.

8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.

9. Taxes and assessments for the year 2026, and subsequent years, not yet due and payable.

10. All matters appearing on the plan of 2309 Clarksville Pike Townhomes of record in Instrument No. 20220902-0099338 Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Public Right of Way of record in Instrument No. 20221103-0118752 Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221020-0114536 Register's Office for Davidson County, Tennessee.

13. Subject to the Master Deed, recorded as Instrument #20220902-0099338, Instrument No. 20221207-

0127619, and Instrument No. 20250130-0007199 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 2309 Clarksville Pike, Unit 5, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of November, 2025.

Modern Homes LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, Manager of Modern Homes 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 Manager of Modern Homes LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim, Manager of Modern Homes LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin TN, this 6th day of November, 2025.

_____
Notary Signature

My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 7. 2025.

Affiant Signature

17th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

