Karen Johnson
Batch # 1357531
12/12/2025 03 02 37 PM
Fees $18 00 Taxes $3,052 50
Davidson County
DEEDWARR
3 pgs
20251212-0099288

**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**

**The actual consideration or value, whichever is greater, for this transfer is $825,000.00**

**Affiant**

**Subscribed and sworn to before me this 26th day of November, 2025.**

**Notary Public**
**My commission expires:** 03/09/2027

BRIAN D MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Brandon Ward and Melanie Ward<br>2309 Clarksville Pike<br>Unit 1<br>Nashville, TN 37208 | Movement Mortgage<br>8024 Calvin Hall Rd<br>Indian Land, SC 29707 | 081-06-0J-006-00 |

# 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 **Brandon Ward and Melanie Ward, 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. 1 of the 2309 Clarksville Pike Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 2309 Clarksville Pike Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220902-0099338, Register'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. 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.

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

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

5. 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 1, 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 25 day of November, 2025.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

* and First Amendment in Instrument No. 20221207-0127619, and Second Amendment in Instrument No 20250130-0007199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, at office in Franklin TN, this 25th day of November, 2025.

Notary Signature

Printed Name: Amy Cross Nance

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TCR-25-2309