Karen Johnson Davidson County
Batch# 1358996 DEEDWARR
12/17/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20251217-0100359

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/12/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/1/2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 9342-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cameron Dean Hosner, II and Leann E. Hosner	**Highlands Residential Mortgage, LTD**	093-11-0H-047.00-CO
65 Lindsley Avenue, Unit 506	950 West Bethany Drive, Suite 800	
Nashville, TN 37210	Allen, TX 75013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Modern Vibez, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron Dean Hosner, II and Leann E. Hosner, 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, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 506 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Julian Bankston and Shannon Bankston, husband and wife by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20211223-0169930 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 23, 2021.

Being the same property conveyed to Modern Vibez, LLC, a Tennessee limited liability company, from Julian Bankston and Shannon Bankston, by Quitclaim Deed, of record in Instrument No. 202512170100358, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 65 Lindsley Avenue 506 Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 12, 2025.

MODERN VIBEZ, LLC

Julian Bankston
By: Julian Bankston, Member

Shannon Bankston
By: Shannon Bankston, Member

STATE OF Florida

COUNTY OF Saint Lucie

Before me, the undersigned, a Notary Public of said County and State, personally appeared Julian Bankston and Shannon Bankston, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Modern Vibez, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such, executed the foregoing instrument for the purposes therein contained. Presented a driver license

Witness my hand and official seal, this December 12, 2025.

BERJOH ELISE FULLILOVE
Notary Public- State of Florida
Commission # HH501831
My Comm. Expires Jul 06, 2028
Online notarization using audio/video communication.

Berjoh Elise Fullilove
Notary Public Berjoh Elise Fullilove

My Commission Expires: 07/06/2028

File #: 9342-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 12, 2025.

J. Carlton Drumwright

December 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY