This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1378584 DEEDWARR
02/10/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260210-0009956

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

_____ Affiant
Signature

Subscribed ~~and~~ sworn to before me on this the 27 Day of Jan., 2026

_____
Notary Public
My Commission expires _____/_____/_____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Modern Investments, LLC
1111 Lischey Avenue
Nashville TN 37207

SEND TAX BILLS TO:
Modern Investments, LLC
1111 Lischey Avenue.
Nashville, TN 37207

MAP AND PARCEL NUMBER: 07301023700

WARRANTY DEED
25NT01908

Effective the 27 Day of Jan., 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Hunter Beasley and Lisa Cox, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Modern Investments, LLC, a Tennessee limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Moss Rose Heights, Section Two, as shown on plat of record in Plat Book 1424, page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Margaret Beasley, unmarried from Pamela L. Heasley and Andrea H. Garrett, both unmarried, by Warranty Deed dated 07/29/2005 and recorded 08/01/2005 in Instrument No. 20050801-0089445, Register's Office of said County.

This is an improved property commonly known as: 3925 Moss Rose Drive, Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27th day of JAN, 2026

Hunter Beasley fka Margaret Beasley

Hunter Beasley FKA Margaret Beasley

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hunter Beasley**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/30

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Lisa O Cox

Lisa Cox

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lisa Cox**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/30

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

***** Lisa Cox joins in this conveyance for purposes of marital interest.***

Certificate of Authenticity

I, Ryan Lux, 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 **January 27, 2026**.

Date

Affiant Signature

01/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029