Karen Johnson Davidson County
Batch# 1417489 DEEDWARR
05/07/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260507-0041367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/2029
(AFFIX SEAL)

JORDAN TYLERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES NOVEMBER 5, 2029

JM-PLL-26-6211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MODO HOUSE, LLC	**Same As New Owner**	
(NAME)	(NAME)	**091-05-0B-001.00-CO**
2384 Everett Rd.		**091-05-0B-002.00-CO**
(ADDRESS)	(ADDRESS)	
Forest, VA 24551		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRIAN DAVIDSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MODO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A and B on the Plan of Sixtytwo-Eleven Laramie Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250411-0027478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Brian Davidson, unmarried by Warranty deed from Daniel Patrick Curran, married of record in Instrument No. 20190315-0024000 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 2663, Page 102 and Amend Instrument No. 20220523-0059631, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 202504110027478, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20250430-0033341, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2861, Page 35, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6856, Page 55, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6211 Laramie Ave Unit A & B, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th DAY OF APRIL, 2026.

Brian Davidson

STATE OF VIRGINIA
~~COUNTY~~ OF City of Lynchburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN DAVIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2026.

Notary Public
My Commission Expires: Apr. 30th, 2029
(SEAL)
00351069

CHRISTOPH MANNER
Notary Public
Commonwealth of Virginia
Registration No. 00351069
My Commission Expires Apr 30, 2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sydney Greiner, 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 04/24/2026 (date of document).

Affiant Signature

Date 05/06/2026

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY