RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1433650 DEEDWARR
06/16/2026 10:12:00 AM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20260616-0054293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22ND DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Modo House, LLC	New Owner	
(NAME)	(NAME)	
950 Forest Acres Ct.		129 15 0 093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVDES INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MODO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96 on the Plan of WEST MEADE HIGHLANDS SECTION 2 as of record in Book 3700, Pages 124 and 125, Register's Office for said County.

Said Lot No. 96 fronts 100 feet on the Northerly side of Highland Crest Drive and extends back between lines, measuring 134.73 feet on the Easterly line and 149.6 feet on the Westerly line to a dead line in the rear, which is a broken line, on which it measures 125.38 feet thereon.

Being the same property conveyed to Davdes Investments, LLC by Warranty Deed from Estate of Gail Singleton Given of record in Instrument No. 20260602-0071353, in the Register's Office for Davidson County, Tennessee, dated May 21, 2026 and recorded on 6-2-26.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 804 Highland Crest Drive, Nashville, TN 37205 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MS2026-590

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; and we do covenant with 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 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 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 this 22 day of May, 2026

DAVDES INVESTMENTS, LLC

BY: _____
DESIREE DAY, MEMBER

BY: _____
DAVID DAY, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 22 day of May, 2026.

Commission expires:

_____
Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Desiree Day** and **David Day**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Members** of **Davdes Investments, LLC** the within named bargainor, a limited liability company, and that they as **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Members** of **Davdes Investments, LLC**.

Witness my hand and official seal this 22 day of May, 2026.

Commission expires:

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2028