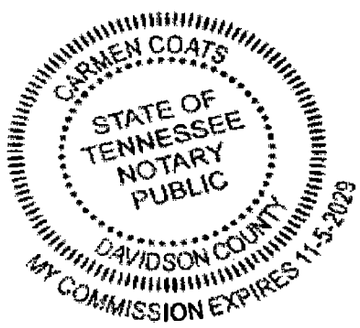
Karen Johnson Davidson County
Batch# 1477497 DEEDWARR
09/25/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260925-0089113

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $799,999.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clarksville Pike 3 LLC	ANGEL OAK MTG SOLUTIONS, LLC	081-06-0J-008.00-CO
4174 Grandchamp Circle	980 HAMMOND DR STE 856	
Palm Harbor, FL 34685	ATLANTA, GA 30328	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MODERN HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARKSVILLE PIKE 3 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 3 on the Plan of 2309 Clarksville Pike Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220902-0099338, and First Amendment in Instrument No. 20221207-0127619, and Second Amendment in Instrument No. 20250130-0007199, 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 part of the same property conveyed to Modern Homes, LLC, a limited liability company by Warranty Deed from Betty Sims, Gwnedolyn Moore, Frank Reedus, III, Angela Sims, Candy Redus, Princess Reedus, Carmen Moore-Minor, Rontrese Wiseman, Jermaine Wiseman, Monique Sanders, Ronetta Cause, Angel Sims, Duanna Cato, and Anthony Sims, dated May 19, 2022 and recorded May 31, 2022 in Instrument No. 20220531-0062733, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2309 Clarksville Pike #3, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2026.

Modern Homes LLC, a Tennessee Limited Liability Company

By: _____

Majed Abu- Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Majed Abu- Salim, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Modern Homes LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2026.

_____
Notary Public

My Commission Expires: 2/7/27

AMY CROSS VANCE NOTARY PUBLIC WILLIAMSON COUNTY

Amy Cross Vance
Williamson County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 21, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

