Karen Johnson Davidson County
Batch# 795661 DEEDWARR
01/26/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20220126-0009452

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $292,000.00

Affiant

Subscribed and sworn to before me, this 14 day of January, 2022.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christopher Dalton Johnson Lee 1632 54th Ave N Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-03-0C-026.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY D. NICHOLAS III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER DALTON JOHNSON LEE, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1632 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to Silo House LLC, a Tennessee limited liability company by Special Warranty deed from R. Manuel - Centennial, a Tennessee general partnership of record in Instrument No. 20180627-0062239 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

Being the same property conveyed to CJ Partners, LLC, a Tennessee limited liability company by Warranty deed from Silo House LLC, a Tennessee limited liability company of record in Instrument No. 20200526-0054149 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on May 26, 2020.

Being the same property conveyed to Harry D. Nicholas III by Warranty deed from CJ Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20201103-0128634 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on November 03, 2020.

This is improved property commonly known as: **1632 54th Ave N Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and

restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2022.

HARRY D. NICHOLAS III

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY D. NICHOLAS III**, the within named bargainor, 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.

Witness my hand and official seal at office this 14th day of January 2022.

Notary Public

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 14 day of January, 2022.

Olivia Pedigo

Signature

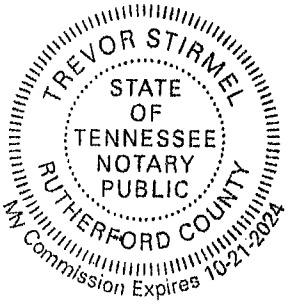
1-14-2022

Date

State of Tennessee

County of Rutherford

Personally appeared before me, Trevor Stirmel, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 14 day of January, 2022.



Notary Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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