Karen Johnson Davidson County
Batch# 810485 DEEDQC
02/24/2022 08:37:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220224-0020790

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Jessica A Collins** **1638 54th Avenue North** **Nashville TN 37209**	Jessica Anne Collins 1638 54th Avenue Nashville, TN 37209

Order Number: C-TN808022

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jessica Anne Collins, a/k/a Jessica A. Collins, a single woman and Phillip E. Collins, a/k/a Phillip Estil Collins and Carole A. Collins, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jessica Anne Collins, a single woman,** whose address is 1638 54th Avenue, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit 318 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 and 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.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.

Subject to terms, provisions, options. rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, amended in Instrument Nos. 20190611-0056002 and 20190611-0056096 and

20200131-0011796.

Subject to terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, corrected in Instrument No. 20180724-0072254, amended in Instrument Nos. 20180815-0080500 and 20191108-0115784 and 20200203-0012223.

Subject to Charter of Homeowner's Association of record in Instrument No. 20180711-0067120, Register's Office for Davidson County, Tennessee.

Subject to Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539, Register's Office for Davidson County, Tennessee.

Subject to easement for Access of record in Book 5121, Page 950, Register's Office for Davidson County, Tennessee.

Subject to easement for Roadway of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 91-3-C-87.00CO
Street address of property: 1638 54th Avenue, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20200304-0024080, in the Register's Office, Davidson County, Tennessee.

Signed this 16 day of October, 2021.

Signature of Grantor (1 of 3):

Jessica Anne Collins a/k/a Jessica A. Collins

Jessica Anne Collins, a/k/a
Jessica A. Collins

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 16th day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jessica Anne Collins, a/k/a Jessica A. Collins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Cynthia A. Todd
Notary Public

My Commission Expires:

3/6/2024

CYNTHIA A. TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 30 day of September, 2021.

Signature of Grantors (2 and 3 of 3):

Phillip E. Collins, a/k/a
Phillip Estil Collins

Carole A. Collins

STATE OF IN, COUNTY OF Hamilton, SS:

BE IT REMEMBERED That on this 30 day of Sept, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Phillip E. Collins, a/k/a Phillip Estil Collins and Carole A. Collins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GARY ELLIS PALMER
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0731951
My Commission Expires Feb 24, 2029

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 91-3-C-87.00CO
Street address of property: 1638 54th Avenue, Nashville, TN 37209

Oath of Consideration

I or we, Phillip E. Collins Carole A. Collins the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 30 day of September, 2021.

Signatures of Affiant(s):

Phillip E. Collins a/k/a Phillip Edward Collins

Carole A. Collins

Sworn and subscribed before me this 30 day of Sep, 2021.

Gary Ellis Palmer
Notary Public

GARY ELLIS PALMER
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0731951
My Commission Expires Feb 24, 2029

County Parcel Numbers: 91-3-C-87.00CO
Street address of property: 1638 54th Avenue, Nashville, TN 37209

Oath of Consideration

I or we, Jessica Anne Collins the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 6 day of October, 2021.

Signatures of Affiant(s):

Jessica Anne Collins

Sworn and subscribed before me this 6th day of October, 2021.

Cynthia A. Todd
Notary Public

My Commission Expires:

3/6/2024

CYNTHIA A. TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 318 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 N0. 20180724-0072254, and amended in instrument Nos. 20180815-0080500 and 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 the same property conveyed to Jessica A. Collins, a single person and Phillip E Collins and Carole A. Collins, husband and wife by deed from Silo House, LLC recorded on March 4, 2020 in Instrument 20200304-0024080 in the ROD Office of Davidson County, Tennessee

Commonly Known As: 1638 54th Avenue North, Nashville, TN 37209

Parcel ID: 091-03-0C-087.00

Tennessee Certification of Electronic Document

I, Michael DeFrancesco 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 9/30/2021 (date of document).

Affiant Signature

9/30/2021

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 2/14/2022

Randi Meyer

Notary's Signature

MY COMMISSION EXPIRES: June 25, 2024

NOTARY'S SEAL

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.