Karen Johnson Davidson County
Batch# 830333 DEEDWARR
03/29/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220329-0036039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

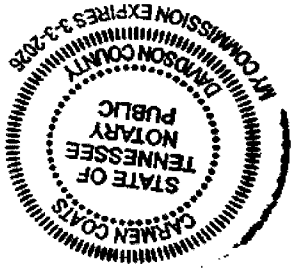
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-030438

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah Smith	Hannah Smith	
(NAME)	(NAME)	
1638 54th Avenue, Unit 220	1638 54th Avenue, Unit 220	091-03-0C-054-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARLY ANNE PALMINTERI, UNMARRIED, HEREINAFTER **CALLED THE GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO **TRANSFER AND CONVEY** UNTO HANNAH SMITH, AN UNMARRIED WOMAN, 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:

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 220 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 part 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, dated 06/26/2018 and recorded 06/27/2018, of record in Instrument 20180627-0062239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Lawrence Palminteri and Julie Anne Palminteri, Trustees of the Paul and Julie Palminteri Revocable Living Trust dated September 13, 2019 by Warranty Deed from Silo House, LLC, a Tennessee limited liability company dated 03/19/2020 and recorded 03/20/2020, of record in Instrument 20200320-0030945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carly Anne Palminteri, a single person by Warranty Deed from Paul Lawrence Palminteri and Julie Anne Palminteri, Trustees of the Paul and Julie Palminteri Revocable Living Trust dated September 13, 2019, dated 03/17/2021 and recorded 03/23/2021, of record in Instrument 20210323-0038423, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1638 54th Avenue, Unit 220, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 21st day of March, 2022

Carly Anne Palminteri

STATE OF Tennessee
COUNTY OF Davidson

On this 21 day of March, 2022, before me personally appeared Carly Anne Palminteri, unmarried to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 21 day of March, 2022.

Commission Expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 03/22/2022 (date of document).

Affiant Signature

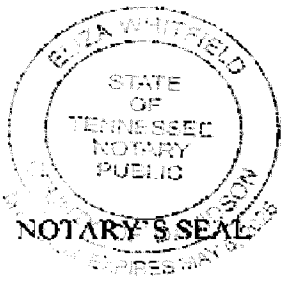
03/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature



MY COMMISSION EXPIRES: 5-5-2025