Karen Johnson Davidson County
Batch# 868903 DEEDWARR
06/09/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20220609-0065700

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440698**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Melanie York 1638 54th Avenue N Apt 231 Nashville TN 37209	Send Tax Bills To: New Owner Legacy Home Loans LLC 1638 Stearman Dr, Suite 6 White House, Tn 37188	Tax Information: Tax Parcel ID No. 091 03 0C 065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Lewis Thomasson, IV, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melanie York, an unmarried woman**, ("Grantees"), its 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 231 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, 20200203-0012223 and 20220324-0034071, 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 Frank Lewis Thomasson, IV, a married man, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200504-0046510, in the Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 04, 2020. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Instrument No. 20180621-0059910.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as Supplemented in Instrument No. 20190611-0056002 and as Amended in Instrument Nos. 20190611-0056096 and 20200131-0011796.

Declaration of Covenants, Conditions and Restrictions recorded in 20180709-0066264, Corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and Amended in Instrument Nos. 20180815-0080500, 20191108-0115784, 20200203-0012223 and 20220324-0034071.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

Easement recorded in Book 972, Page 393; Book 981, Page 650; Book 1237, Page 141 and Book 5121, Page 950.

Easement for Waterline, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218 and Book 3804, Page 55.

Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam Project of record in Book 2245, Page 317.

Assignment of Easement Rights of record in Instrument No. 20130204-0011240.

This is improved property located at 1638 54th Avenue N Apt 231 Nashville TN 37209

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 31st day of May, 2022.

Frank Lewis Thomasson, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Lewis Thomasson, IV, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2023

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 06/02/2022 ____ (date of document).

Affiant Signature

06/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025