PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 923001 DEEDWARR
09/29/2022 09:58:05 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220929-0107526

Ivey Title, LLC Ref: (DW) Title No.: 62808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine Helen Maples 1507 57th Avenue North Nashville, TN 37209	Lender

TAX MAP PARCEL NUMBERS: 091060M02000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Ryan Siedlecki and Ashley Elizabeth Troutt, nka Ashley Elizabeth Troutt Siedlecki, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine Helen Maples, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 20 on the Plan of West Mill Townhomes as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141223-0117663 amended in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Instrument No. 20170123-0007057, and, Instrument No. 20191212-0128095, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Ryan Siedlecki, an unmarried man, and Ashley Elizabeth Troutt, an unmarried woman, by Warranty Deed from Jonathan Swafford, unmarried, dated June 21, 2019 and recorded on July 3, 2019, of record in Instrument No. 20190703-0065298, Register's Office for Davidson County, Tennessee. The said Ashley Elizabeth Troutt is now known as Ashley Elizabeth Troutt Siedlecki.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141223-0117663 amended in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Instrument No. 20170123-0007057, and, Instrument No. 20191212-0128095, said Register's Office, shows an owner's certificate, building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141223-0117663 amended in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Instrument No. 20170123-0007057, and, Instrument No. 20191212-0128095, Register's Office, which sets forth assessments, liens

and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140821-0076262, said Register's Office. Charter of West Mill Townhouse Corporation of record in Instrument No. 20170123-0007056, said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20151125-0119709, Instrument No. 20140821-0076274, Instrument No. 20141219-0116216, and, Instrument No. 20141219-0116173, said Register's Office. Easement to the City of Nashville sidewalk and street purposes of record in Book 1939, page 214, said Register's Office.

This is improved property, known as 1507 57th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2022.

John Ryan Siedlecki

Ashley Elizabeth Troutt Siedlecki

State of Tennessee

County of Davidson

On this 28th day of September, 2022, before me the undersigned authority, personally appeared John Ryan Siedlecki and Ashley Elizabeth Troutt Siedlecki, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2022.

Notary

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY