WARRANTY DEED

Karen Johnson Davidson County
Batch# 937390 DEEDWARR
11/03/2022 10:12:14 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20221103-0118633

File #22-PA-1677-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-08-2024

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie McCormick	**New Owner**	
(NAME) **1677 54th Ave North, Unit 304**	(NAME)	**091-03-1B-304-00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID DORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE MCCORMICK, AN UNMARRIED WOMAN AND SCOTT LANE MCCORMICK, AN UNMARRIED MAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 304, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Dorris, a married person, from Silo West Nashville, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument No. 20220921-0104883, Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 21, 2022.

The above-referenced property is not the marital residence of Grantor or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:

* Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
* Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee.

Office for Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
* Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
* NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
* Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue North, Unit 304, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of November, 2022.

David Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2022, before me personally appeared David Dorris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-1677-304