Karen Johnson Davidson County
Batch# 950807 DEEDWARR
12/13/2022 09:38:48 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20221213-0129172

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre
this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 12 day of December 2022.

Notary Public
My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner(s):	Send Tax Bills to:	Tax Information
Ellen Ruth Prestage 1677 54th Avenue North, Unit 119 Nashville, TN 37209	New owner	091-03-1B-119.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lovell, an unmarried woman, and Kathryn Lovell, an unmarried woman, and Sarah Lovell, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ellen Ruth Prestage, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 119, 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 by Instrument No. 20211026-0143658; Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B," Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.
>
> Being the same property conveyed to Mary Lovell, a single person; Kathryn Lovell, a single person; and Sarah Lovell, a single person, all as tenants in common with right of survivorship, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, dated October 4, 2022 of record as Instrument No. 20221007-0110881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 1677 54th Avenue North, Unit 119, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 12th day of December, 2022.

Mary Lovell by Brian Hurst
Her attorney-in-fact

Kathryn Lovell by Brian Hurst
Her attorney-in-fact

Sarah Lovell by Brian Hurst
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Mary Lovell, Kathryn Lovell and Sarah Lovell**, and who acknowledged that he executed the same as the free act and deed of **Mary Lovell, Kathryn Lovell and Sarah Lovell**.

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of December, 2022.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2022107588