THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143326

Karen Johnson Davidson County
Batch# 964531 DEEDWARR
01/26/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230126-0005860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Kelley Bergfeld
Affiant

Subscribed and sworn to before me, this 24th day of January, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Callie Burgess 1677 54th Avenue North Apt 332 Nashville TN 37209	New Owner	Tax Parcel ID No. 091 03 1B 332.00

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, **James K. Polk Van Zandt and Mary Jo Van Zandt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Callie Burgess, an unmarried woman**, ("Grantees"), their 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 332, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689 and Third Amendment at 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 James K. Polk Van Zandt and Mary Jo Van Zandt, A Married Couple, by Warranty Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220818-0093587, in the Register's Office of Davidson County, Tennessee, dated August 16, 2022 and recorded on August 18, 2022.

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 for the year 2023 and thereafter, not yet due and payable.

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 amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932,

Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287.

Easement for NES, recorded in Instrument No. 20190308-0021263.

Easement for Right of Way, recorded in Instrument No. 20211207-0161834.

This is improved property located at 1677 54th Avenue North Apt 332 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 24th day of January, 2023.

James K. Polk Van Zandt by [signature] Attorney In Fact
James K. Polk Van Zandt by Thomas Van Zandt
Attorney-in-fact

Mary Jo Van Zandt by [signature] Attorney-In-Fact
Mary Jo Van Zandt by Thomas Van Zandt as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Van Zandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James K. Polk Van Zandt and Mary Jo Van Zandt and that he is authorized by James K. Polk Van Zandt and Mary Jo Van Zandt to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of January, 2023.

[signature]
Notary Public
My Commission Expires: _____

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

Certificate of Authenticity

I, Joshua A. Terry, 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 1/24/2023.

Affiant Signature

1/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/25/2023.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON