Karen Johnson Davidson County
Batch# 980820 DEEDWARR
03/15/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230315-0018652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #23-PA-1677-106

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)
Travis J McMullen	**New Owner**	
(NAME) **1677 54th Avenue North, Unit 106**	(NAME)	**091 03 1B 106.00**
(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, **ANDREW D. STEWART AND LAURA LOUISE STEWART, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS J MCMULLEN, A SINGLE MAN,** 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 106, 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, 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 of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew D. Stewart and wife, Laura Louise Stewart, by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20221018-0113603, in the Register's Office of Davidson County, Tennessee, dated October 12, 2022 and recorded on October 18, 2022.

Being part of the same property conveyed to Silo West Nashville, LLC, a Tennessee limited liability company, by Special Warranty Deed from R Manuel – Centennial, a Tennessee general partnership, of record in Instrument No. 20200915-0105203, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
*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 Nos. 20190611-0056096 and 20200131-0011796.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as amended in Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974.

*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, 20180719-0070539 and 20200221-0019287.
*Easement recorded in Book 1237, Page 141, as assigned in Instrument No. 20130204-0011240.
*Easement for NES, recorded in Instrument No. 20190308-0021263.
*Easement for Right of Way, recorded in Instrument No. 20211207-0161834.
* 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 106, 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 14th day of March, 2023.

Andrew D. Stewart

Laura Louise Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2023, before me personally appeared Andrew D. Stewart, 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 14th day of March, 2023.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2023, before me personally appeared Laura Louise Stewart, 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 14th day of March, 2023.

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

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/14/23 (date of document).

Affiant Signature

3/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of March, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

