Karen Johnson Davidson County
Batch# 981595 DEEDWARR
03/16/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230316-0019118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March 2023.

Notary Public

MY COMMISSION EXPIRES: 8-30-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-KA-1677-242

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)
Kristie Jesionek	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
536 Vintage Green Lane	**8024 Calvin Hall Road**	**091-03-1B-242.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	**Indian Land, SC 29707**	
(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, **SILO WEST NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIE JESIONEK, AN UNMARRIED PERSON** 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 242, 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 for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion 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, Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2023, and subsequent years.
* Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096, Instrument No. 20200131-0011796, Instrument No. 20200915-0105204 and Instrument No. 20211026-0143658, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Silo West Nashville Master Condominium of record in Instrument Number 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.
* Grant of Easement of record in Instrument Number 20211207-0161834, in the Register's Office for Davidson County, Tennessee.

* Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287, in the Register's Office for Davidson County, Tennessee.
* Charter for Silo Bend Homes Association, Inc. of record in Instrument Number 20180711-0067119, and Instrument Number 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
* 20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
* Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
* Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
* Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317 in the Office of Davidson County, Tennessee.
* Easement to NES of record in Instrument No. 20190308-0021263 in the Office of Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060 in the Office of Davidson County, Tennessee.
* 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 N, Unit 242, 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 15th day of March, 2023.

Silo West Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of SILO WEST NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 15th day of MARCH, 2023.

_____
Notary Signature
My commission expires: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2026

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

True Copy Certification

I, **Kaz Arbogast,** 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 this the 15th day of March, 2023.

Affiant Signature
Date 03/15/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

