Karen Johnson Davidson County
Batch# 987795 DEEDWARR
04/03/2023 12 50 46 PM 2 pgs
Fees $13 00 Taxes $1,424 50
20230403-0023981

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin Daugherty, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alla Hill, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 334 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Justin Daugherty, unmarried man by Warranty Deed from Daniel Daher and Madeleine Daher husband and wife of record in Instrument No. 20220228-0022550 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on February 28, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1638 54th Ave N #334, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Alla Hill
1638 54th Ave N #334
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
091-03-0C-103.00

WITNESS THE EXECUTION HEREOF this 30th day of March, 2023.

Justin Daugherty

State of Tennessee)
County of Davidson)

On this 30th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Justin Daugherty and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 385,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2023.

Notary Public

My Commission Expires: 1/8/24

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Return to:
POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206