Karen Johnson Davidson County
Batch# 997905 DEEDWARR
05/01/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230501-0031878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File #23-1677-227-WG

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)
Jeffrey Estepp	**Same as New Owner**	
(NAME)	(NAME)	
3616 A Westbrook Avenue		**091-03-1B-227-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **STUDIO I, GP, A TENNESSEE PARTNERSHIP (SOMETIMES ALSO REFERRED TO AS STUDIO 1, GP),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY ESTEPP, A MARRIED 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: * Charles

Land in Davidson County, Tennessee, being Unit 227, of Silo West Nashville Master Condominium, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B" to said amendment in Instrument No. 20211026-0143658, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration, as amended.

Being the same property conveyed to Studio I, GP, a Tennessee Partnership (sometimes also referred to as Studio 1, GP), by Warranty Deed from Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20230403-0024086, Register's Office for Davidson County, Tennessee, dated March 28, 2023 and recorded on April 03, 2023.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 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.
* Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, Register's Office for Davidson County, Tennessee.
* Common area deed recorded in Instrument No. 20230330-0023132, Register's Office of Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
* Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
* NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
* Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, Register's Office for 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 North, Unit 227, 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 28th day of April, 2023.

Studio I, GP, a Tennessee Partnership

By: _____
Marshall Burridge, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Marshall Burridge, Authorized Agent of Studio I, GP, 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 28th day of April, 2023.

_____
Notary Signature
My commission expires: 8-20-2023

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

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 28th day of April, 2023.

Affiant Signature
Date 04/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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