Karen Johnson Davidson County
Batch# 1003673 DEEDWARR
05/16/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.13
20230516-0036425

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

CRT File No. 230444275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $674,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2023.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beryl Grant 1633 54th Ave N #16 Nashville TN 37209	~~New Owner~~ Canopy Mortgage 360 Technology Ct STE 200 Lindon, Utah 84042	Tax Parcel ID No. 091-03-0B-026.00-CO

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, **Jackson Horne and Megan Horne, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Beryl Grant, an unmarried man**, ("Grantee"), her successors, 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 No. 26 on the plan of Silo Bend Homes, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Silo Bend Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180709-0066260 and amended in Instrument No. 20180814-0080169, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JACKSON HORNE AND MEGAN HORNE, HUSBAND AND WIFE, by deed from SILO BEND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200623-0067236, dated June 19, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-03-0B-026.00-CO.

Matters shown on the Plan of record as Instrument No. 20180621-0059910, said Register's Office.

Notice of Land Use Restrictions of record as Instrument No. 20171106-0114060, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539, said Register's Office.

ROW Easement of record in Book 3804 , page 55 , and Book 3674, page 218, said Register's Office.

NES Easement of record as Instrument No. 20190308-002126 5 , said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Instrument No. 20180709-0066260 and amended in Instrument No. 20180814-0080169, said Register's Office.
Flowage Easement in Book 2245, page 317, said Register's Office.

Easement to Pan American Petroleum Corporation of record in Book 972, page 393, said Register's Office.

This is improved property located at 1633 54th Ave N #16, 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 15th day of May, 2023.

Jackson Horne

Megan Horne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson Horne and Megan Horne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 5/15/23 (date of document).

Affiant Signature

5/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

