WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010001 DEEDWARR
06/01/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230601-0041489

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 20 23

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lauren Michelle Cobb	New Owner	
(NAME) 1633 54th Ave N #10	(NAME)	091030B03400CO
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Myles W. Zueger and Emily H. Zueger, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Michelle Cobb**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 34 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 MYLES ZUEGER, A SINGLE MAN AND EMILY HARTSHORN, A SINGLE WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from SILO BEND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200603-0056785, dated May 29, 2020, said Register's Office. Myles Zueger and Emily Hartshorn have since married. Emily Hartshorn is now known as Emily H Zueger. Mylez Zueger is one and the same as Myles W. Zueger.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1633 54th Ave N #10 Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of June, 2023.

Myles W. Zueger

Myles W. Zueger

Emily H. Zueger

Emily H. Zueger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Myles W. Zueger and Emily H. Zueger**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2023.

Notary Public

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

Certificate of Authenticity

I, Mellmore White, 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 6-1-2023.

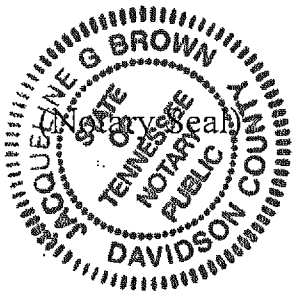
Affiant Signature

6-1-2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of June, 2023

Jacqueline G Brown
Notary's Signature



(Notary Seal)

My Commission Expires: 11/3/25