Karen Johnson Davidson County
Batch# 1017532 DEEDWARR
06/21/2023 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,448.55
20230621-0047138

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544728** D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $391,500.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2023. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Paul Garrett and Jami Garrett 1638 54th Ave N Nashville TN 37209	Send Tax Bills To: Same as New Owner	Tax Information: Tax Parcel ID No. 091-03-0C-086.00-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, **Tylar S. Pruiksma, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Garrett and Jami Garrett, husband and wife**, ("Grantees"), their 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 317 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 and 20191108-0115784, 20200203-0012233, and 20220324-0034071, Register's Office for said County, to which reference is hereby made for more complete description of said Unit.

Being the same property conveyed to Tylar S. Pruiksma, unmarried by Warranty deed from Abigail E. Felber, unmarried of record in Instrument No. 20220413-0042810 Register's Office for Davidson County, Tennessee, dated April 11, 2022 and recorded on April 13, 2022.

The execution of this instrument is affected by the signature of James Alexander, as Attorney-in-Fact for Tylar Pruiksma, which Power of Attorney is recorded in Instrument Number ___202306210047137_____, 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.
Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500 in Instrument No. 20191108-0115784, add amendment 2020203-0012223 , and Instrument No 20220324-0034071 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
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, Supplemental Declaration of record at Instrument No. 20190611-0056002, Amended at 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
Charter of record in Instrument Number 20180711-0067119 Instrument No.20180604-0053365. Instrument No. 20180711-0067120 and Instrument No.20200221-0019287, in the Register's Office for Davidson County, Tennessee
NES Easement of record in Instrument Number 20190308-0021265, in the Register's Office for Davidson County, Tennessee.
Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633 and Instrument No. 20170505-0044727, in the Register's Office for Davidson County, Tennessee.
Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
Waterline easement contained of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.
Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, in the Register's Office for Davidson County, Tennessee.
Easement for switch track as evidenced in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125932, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180502-0041506, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180518-0047890, and Instrument Number 20180719-0070539 in the Register's Office for Davidson County, Tennessee
Easement for Access of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
Assignment of Easement Rights of record in Instrument Number 20130204-0011240, in the Register's Office for Davidson County, Tennessee.
Notice of Land Use Restrictions of record in Instrument Number 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 3676, Page 131, in the Register's Office for Davidson County, Tennessee.
Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee of record in Book 4656, Page 788, in the Register's Office for Davidson County, Tennessee.
Twenty Foot Right of Way Easement of record in Book 3678, Page 14 and Book 3676, Page 165, in the Register's Office for Davidson County, Tennessee.
. Matters shown on the Plan of record in Instrument Number 20140528-0045931, in the Register's Office for Davidson County, Tennessee.
Assignment of Easement Rights by and between Brucewood Partners and NLC Partners of record in Instrument Number 20140604-0048362, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement, Covenants and Restrictions of record in Instrument Number 20140530-0046802, in the Register's Office for Davidson County, Tennessee.
Easement for Roadway of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20150701-0063389 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color,

religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1638 54th Ave N 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 20th day of June, 2023.

Tylar S. Pruiksma by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tylar S. Pruiksma, and that he is authorized by Tylar S. Pruiksma, to execute this instrument on her behalf.

WITNESS my hand, at office, this 20th day of June, 2023.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 June 20, 2023.

Date

D Hardwick

Affiant Signature

June 21, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of June, 20 23.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

